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September 14, 2015

Via hand delivery and email:

AMACHADO@portlandmaine.gov
Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

SEP 16 2015

Dept. of Building Inspections
City of Portland Maine

RE: 59 BRAMHALL STREET (TAX MAP 54-E-1)

Dear Ann:

I represent a buyer for the above referenced property. In connection with the purchase, my client's lender has requested that we confirm the property's zoning and code status and I write to request that you please provide a zoning and code determination letter accordingly. As you know, the buyer and seller require this information as soon as possible so that they may address any deficiencies well before closing. To that end, please provide the results of your research as soon as possible even if you cannot issue the formal letter until later in the month.

Enclosed please find payment of the \$150.00 fee and a sample form you may use to respond to this request. Thank you for your consideration and assistance and please call me if you have any questions.

Very truly yours,

Nathaniel R. Huckel-Bauer

CITY OF PORTLAND ZONING LETTER

_____, 2015

Brandon S. Cooper
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 59 Bramhall Street (Tax Map 54-E-1)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Scott T. Randall and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Ordinance of the City of Portland revised through June 1, 2015.
2. The Premises are located in the Residential – R6 Zone and the current use of the premises as a nine (9) unit apartment building is a permitted use thereunder.
3. The Premises are located in the West End Historic District.
4. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

5. There are no assessment records or other City records that would indicate the current uses of the buildings are in violation of any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE RECORDS INDICATE VIOLATIONS EXIST

If records indicate any violations exist, the following summarizes the nature of such violations:

6. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a) [N/A] Certificate of Occupancy.
- (b) [N/A] Conditional Use Approval.
- (c) [N/A] Site Plan Approval.

- (d) Subdivision Approval.
- (e) Building Permit.
- (f) Condominium Conversion.
- (g) Other: _____.

Signature of Authorized Person: _____

Typed or Printed Name of Signatory: Ann Machado

Title of Signatory: Zoning Administrator

City or Other Governmental Agency: City of Portland, Zoning Administration

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

INVOICE OF FEES

Application No: 0000-2491	Applicant: SCOTT RANDALL T
Project Name: 59 BRAMHALL ST	Location: 59 BRAMHALL ST
CBL: 054 E001001	Application Type: Determination Letter
Invoice Date: 09/16/2015	

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
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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 054 E001001
Bill To: SCOTT RANDALL T
 13 OCEAN ST
 SOUTH PORTLAND , ME 04106

Application No: 0000-2491
Invoice Date: 09/16/2015
Invoice No: 50815
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](#)

59 Bramhall - 57-63 - assessors' guide

801 Rights (801-203)

→ 1950 lodging house

1951 ~~apartment house~~

* June ³⁰ 1951 - 4 apartments 5/1/51

June 26, 1951 - amend - 6 apartments & 5 lodging rooms

- letter dated July 5, ~~1951~~ 1951

1st floor - 2 two room apartments

2 single rooms "

2nd floor - 2 - two room apartments

2 lodging rooms

Basement - 3 lodging rooms

Hasling Sept 12, 1951 9 du

letter March 25 1951 (notice of Hasling creditor) - 9 du

Sept 1951 9 "

7 UNITS

CLART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLDG. NO.	CARD NUMBER
054		E	001	0219	0057			15	R-6			59	01 of 02

F. WINSLOW CARLETON
 15 PINE ST
 PORTLAND ME 04102

S.F. 54-E-1 BRAMHALL ST
 57-63 & VAUGHAN ST
 264-268
 33515F

W-29421

RECORD OF OWNERSHIP		BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE	SALE PRICE	SOURCE	VALIDITY
					MO.	YR.	1. LAND 2. L & B			1. YES 2. NO
Dodd, Pamela A & Stevens C gta		6647	85	D27012	11	84	1 2	CIE, MOP	PV	1 2
Fifty Nine Bramhall Street Associates		35	86		05	86	1 2	CNE, LLO	PV	1 2
		7183	87				1 2			1 2
		74	88				1 2			1 2
							1 2			1 2
							1 2			1 2
							1 2			1 2

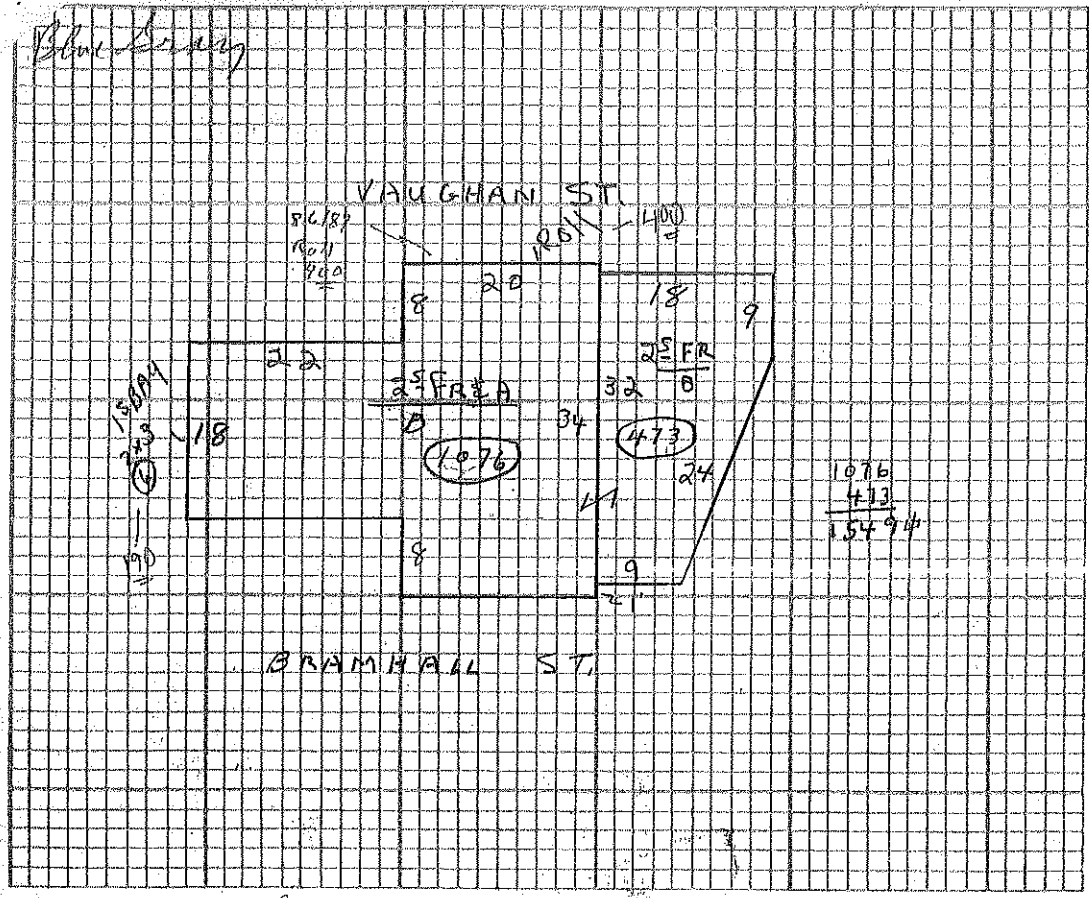
GENERAL PROPERTY FACTORS	NEW ACCOUNT		LAND COMPUTATIONS					REVISED	EXEMPT	ASSESSMENT RECORD			
	FTG.	DEPTH	2 or AC	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE		ASSESSMENT	INCREASE	DECREAS	
NEIGHBORHOOD I.D. WIN 8000	73357	40	4	740	79		10	22320	19	LAND	22320		
TOPOGRAPHY RATING GOOD FAIR POOR VERY POOR	40	40			65				19	BLDGS.	40290		
STREET OR ROAD PAVED UNPAVED PROPOSED NONE SIDEWALK ALLEY									19	TOTAL	62610		
UTILITIES ALL WATER SEWER ELECTRICITY GAS 0. NONE 1. PUBLIC 2. PRIVATE									19	LAND	22320		
LAND ADJUSTMENT %									19	BLDGS.	51040	10750	
TOPO MISIMP.									19	TOTAL	73360		
VACANT CORNER									19	LAND			
SIZE RESTRICTION									19	BLDGS.			
SHAPE 10									19	TOTAL			
EXC. FTG.									19	LAND			

BUILDING PERMIT RECORD			NOTES:
DATE	PERMIT NO.	AMOUNT	DESCRIPTION
			8/78 - 110000 WITH F-32 (14 UNITS TOTAL)
			9/18/85 No Ans. CK 1/1/86 SF
			3/18/86 No Evidence of Rehab. No Answer write SF
			86/2 Adjust Deprec.

LAND	BUILDING	TOTAL
6,250	27,440	33,690

S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT
S.F.	TO-FROM	CH	BL	LOT

Blue Army



COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS

ROOFING		EXTERIOR WALL CODES	
COMPOSITION	SLATE OR TILE	1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE	
METAL	SHINGLE	2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.	
FRAMING	B I 2		
WOOD JOIST	X X X	EXTERIOR WALLS	
FIRE RESISTANT		EFF. PERIMETER	
FIRE PROOF		PERM. AREA RATIO	
FLOORS		NO. OF UNITS	
CONCRETE	X	7	
WOOD	X X X	AV. UNIT SIZE	
TILE		404	
FINISH TYPE		BSMT. SIZE	
UNFINISHED	X	FULL	
FINISHED OPEN		SCHEDULE	
FINISHED DIVIDED	X X X	AP6	
USE		HT.	
STORE		BASEMENT	
OFFICE		5.40	
APARTMENT	X X X	FIRST	
WAREHOUSE		32.60	
VACANT	X	SECOND	
ABANDONED		30.60	
HEATING		ATTN: 10764	
CENTRAL WARM AIR		21.11	
HOT WATER/STEAM	X X X	69%	
UNIT HEATERS		BASE PRICE	
NO HEATING		89.71	
AIR COND.		B.P.A.	
CENTRAL		SUB TOTAL	
PACKAGE/UNITS		LIGHTING	
PLUMBING		HTG/AIR CON.	
BATH ROOMS		SPRINKLER	
TOILET ROOMS		PARTITIONS	
OTHER		INTERIOR FINISH	
SPRINKLER		SF/CF PRICE	
		89.71	
		AREA/CUBE	
		1549	
		SUB TOTAL	
		138,960	
		SPECIAL FEATURES	
		ADDITIONS	
		590	
		TOTAL BASE	
		139,550	
		GRADE FACTOR	
		1.10 %	
		REPL. COST	
		173,350.0	

NOTES:

cut up badly

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1						%		01 B.T. PAV.	
2						%		02 CONC. PAV.	
3						%		03 POOL	
4						%		04 SHOP/SHED	
5						%		05 MISC.	
#		NO. OF ENTRIES		TOTAL VALUE					

QTY.	ITEM DESCRIPTION	PRICE	PRICE
	PLUMBING FIXTURES		
TOTAL SPECIAL FEATURES			

GROSS BUILDING SUMMARY

BLDG. NO.	USE	CONSTRUCTION	GRADE	AGE ERECT. REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL OBSOL.	R.C.L.D.	YR.
								115,350.0	65 25	40,390	86/7
									65 5	51,040	
								TOTAL GROSS VALUE			