

**JEWELL & BULGER, P.A.**

*Attorneys at Law*

477 Congress Street, Suite 1104  
Portland, ME 04101-3453

T: (207) 774-6665

F: (207) 774-1626

**Thomas F. Jewell, Esq.**

tjewell@jewellandbulger.com

**Paul S. Bulger, Esq.**

pbulger@jewellandbulger.com

October 11, 2016

RECEIVED

OCT 12 2016

.. of Building Inspections  
City of Portland Maine

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

553 Cumberland Avenue (aka 549 Rear) (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

197 Pleasant Avenue (tax record attached)

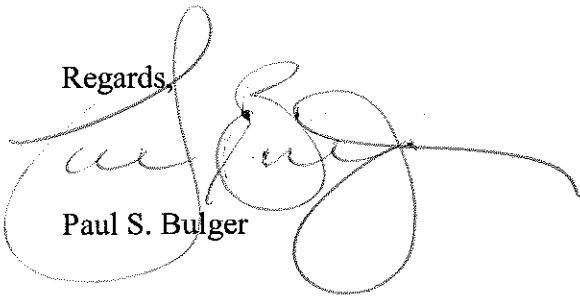
Owner: 197 Pleasant, LLC  
Zoned: B-1; Neighborhood  
Business Zoning Ordinance Section 14-160  
Uses: first floor – 4 commercial storefronts  
Second floor – 9 residential units

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** 055 E035001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
 Verify legal use with  
 Inspections Division  
**Property Location** 684 CONGRESS ST  
**Owner Information** RICE GEOFFREY I  
 658 CONGRESS ST 1ST FLOOR  
 PORTLAND ME 04101  
**Book and Page**  
**Legal Description** 55-E-35  
 CONGRESS ST 684-688  
 4828 SF  
**Acres** 0.1108

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	8674	<b>OWNER OF RECORD AS</b>
<b>LAND VALUE</b>	\$124,000.00	<b>OF APRIL 2016</b>
<b>BUILDING VALUE</b>	\$585,200.00	RICE GEOFFREY I
<b>NET TAXABLE -</b>	\$709,200.00	658 CONGRESS ST 1ST
<b>REAL ESTATE</b>		
		PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$14,971.22	

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

**Building Information:**