



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

August 21, 2012

Bernstein Shur
PO Box 9729
Portland, ME 04104-5029

Monument Title Company

Bangor Savings Bank

RE: 056-C-1-22 and 056-C-21 – 66-68 Pine St., corner of Clark St. (the “Property”)

Dear Sirs, Madams,

I am in receipt of a request for a determination letter concerning the Property. The Property is primarily located within a B-1 business zone with a small strip in the rear of the land located within a R-6 residential zone. The Property is also covered with a Historic Overlay zone.

The current legal use of the Property is a laundromat on the first floor with six (6) residential dwelling units above on the second and third floors. I have enclosed a copy of the permit and certificate of occupancy for the first floor laundromat. I have not located a certificate of occupancy for the six residential dwelling units. The lack of a certificate of occupancy for the residential units is not a violation of the ordinances. The building was constructed in approximately 1932 which well before the 1957 basis of the City's current Land Use Zoning Ordinance. Certificates of occupancy were not always created during that time period.

I am not aware of any pending or anticipated legal actions concerning the Property. To the best of my knowledge the owner of the Property has obtained all the required permits applications.

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

Very truly yours,

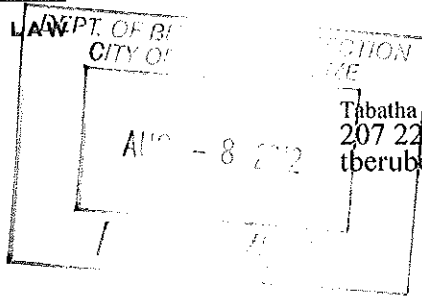
Marge Schmuckal
Zoning Administrator

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

BERNSTEIN SHUR

COUNSELORS AT LAW

100 Middle Street
PO Box 9729
Portland, ME 04104-5029



Tabatha Berube, Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

August 8, 2012

Via Hand Delivery

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

Re: 56-C-21 / 66 Pine Street
56-C-1 / 68 Pine Street

56-C-21

B-1 Prime
R-6 Sub in form strip

Dear Marge:

City Clerk

Please issue a letter confirming what zone the buildings and improvements located at the above listed properties are each located in and that each is in compliance with applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; and Bangor Savings Bank

Enclosed please find our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please let me know by e-mail tberube@bernsteinshur.com when this is ready so that I may pick it up to save mailing time.

Sincerely yours,

Tabatha J. Berube
Tabatha J. Berube
Paralegal



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 106592

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/8/2012

Receipt Number: 46867

Receipt Details:

Reference ID:	475	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 66 & 68 Pine Z deter			

Thank You for your Payment!



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine. March 28, 1967

PERMIT ISSUED
00183
MAR 28 1967
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 68 Pine Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Toby Nemon Telephone _____

Lessee's name and address Bramhall Hill Conservation Program Telephone 326

Contractor's name and address 68 Pine St. Lessee and City of Portland Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building Office and apartments No. families _____

Last use Store and apartments No. families _____

Material _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 3,000. Fee \$ none

General Description of New Work

To Change Use from grocery store to office as per plans

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Bramhall Hill Conservation Program
~~68 Pine Street~~ Pine Street

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? _____

APPROVED:

Handwritten signature

Miscellaneous

Will work require disturbing of any tree on a public street? _____ no _____

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #68 Pine St.

Issued to Bramhall Hill Conservation Program

Date of Issue April 12, 1967

This is to certify that the building, premises, or part thereof, at the above location, built—altered
--changed as to use under Building Permit No. 67/188, has had final inspection. has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First floor

Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE May 2, 1964

45/2
MAY 4 1964
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 plans and specifications, if any, submitted herewith and the following specifications:

LOCATION	Fire District #1 <input type="checkbox"/> #2 <input type="checkbox"/>
1. Owner's name and address	Telephone: 885-2408
2. Lessee's name and address	Telephone
3. Contractor's name and address	Telephone: 778-5661
Proposed use of building	No. of sheets
Last use	No. families
Material	No. families
Other buildings on same lot	Roofing
Estimated contractual cost \$ 38,000	Appeal Fees \$
FIELD INSPECTOR—Mr.	Base Fee 200.00
@ 775-5451	License of use 25.00
	TOTAL \$ 225.00

Change of offices to
Change of offices from laundromat with alterations, reinforce the floor as per plans. 5 sheets of plans.
Send permit to # 3 0410x3 C/O Commercial Division

Stamp of Special Conditions

NOTE 1 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?	yes	Is any electrical work involved in this work?	yes
Is connection to be made to public sewer?	yes	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	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
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 3 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
BUILDING INSPECTION—PLAN EXAMINER	MISCELLANEOUS
ZONING:	Will work require disturbing of any tree on a public street?
BUILDING CODE:	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:	yes
Health Dept.:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 68 Pine Street

Issued to Philip Shaw

Date of Issue August 9, 1964

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84/451, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Laundromat

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

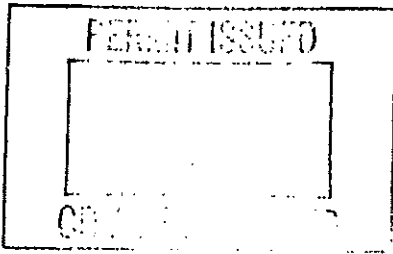
Permit No: 08-1115	Issue Date:	CBL: 056 C001001
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Location of Construction: 68 PINE ST	Owner Name: RICHMOND PETER W & GLADY	Owner Address: 490 HARPSWELL ISLAND RD	Phone:
Business Name:	Contractor Name: Libby Heating /Johnathan Hughes	Contractor Address: 18 Pine Country Buxton	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: B-1

Past Use: Mixed use - 1st floor laundromat with 6 dwelling units above the first floor	Proposed Use: Mixed use - Rinnai 556 ANSI Direct Vent Wall Furnace <i>6 UNITS</i>	Permit Fee: \$170.00	Cost of Work: \$14,950.00	CEO District: 2
Proposed Project Description: Rinnai 556 ANSI Direct Vent Wall Furnace (6)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>To Manufacturers Spec's</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>HVAC</i> <i>DML-2003</i> Signature: <i>JMB 9/10/08</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

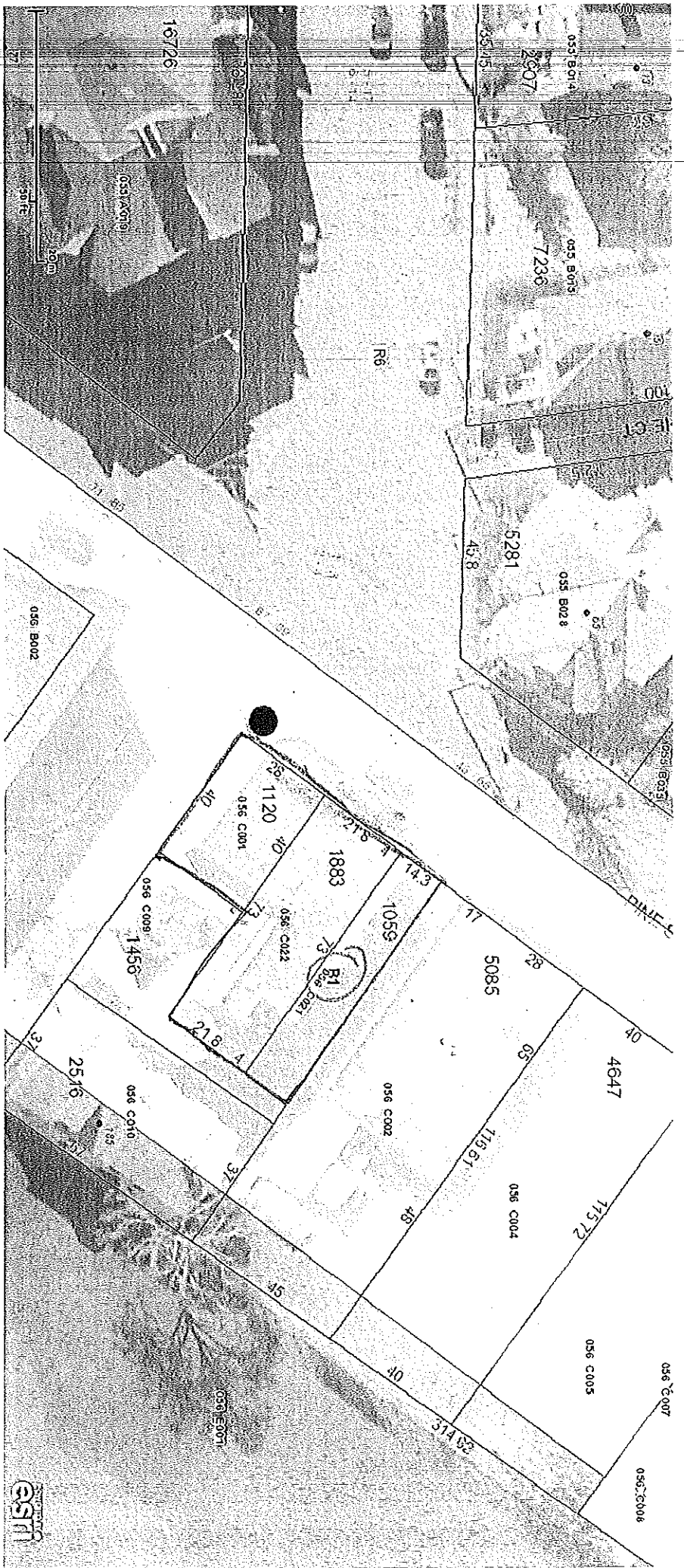
Permit Taken By: Idobson	Date Applied For: 09/04/2008	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj Minor MM Date: <i>9/10/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <i>to historic</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/19/08 SJH</i>
		Date: <i>9/10/08</i>	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

CBL	056 C001001
Land Use Type	RETAIL & PERSONAL SERVICE
Property Location	68 PINE ST
Owner Information	66 PINE STREET PROPERTIES LLC 151 NEWBURY ST PORTLAND ME 04101
Book and Page	27427/139
Legal Description	56-C-1-22 PINE ST 68-70 CLARK ST 3003 SF
Acres	0.0689

Current Assessed Valuation:

TAX ACCT NO.	8796	OWNER OF RECORD AS OF APRIL 2012 66 PINE STREET PROPERTIES LLC
LAND VALUE	\$91,900.00	151 NEWBURY ST
BUILDING VALUE	\$562,600.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$654,500.00	
TAX AMOUNT	\$12,317.70	

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

Building Information:

Building 1	
Year Built	1932
Style/Structure Type	MIXED RES/COMM
# Units	6
Building Num/Name	1 - SOAP BUBLE LNORMT
Square Feet	10264

[View Sketch](#)
[View Map](#)
[View Picture](#)



Exterior/Interior Information:

Building 1	
Levels	B1/B1
Size	2566
Use	SUPPORT AREA
Height	6
Heating	NONE
A/C	NONE

Building 1	
Levels	01/01
Size	2566
Use	RETAIL STORE
Height	12
Walls	BRICK/STONE
Heating	HOT AIR
A/C	NONE

Building 1	
Levels	02/02
Size	2566
Use	APARTMENT
Height	8
Walls	BRICK/STONE
Heating	HW/STEAM
A/C	NONE

Building 1	
Levels	03/03
Size	2566
Use	APARTMENT
Height	8
Walls	BRICK/STONE

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 056 C021001
Land Use Type VACANT LAND
Property Location 66 PINE ST
Owner Information 66 PINE STREET PROPERTIES LLC
 151 NEWBURY ST
 PORTLAND ME 04101
Book and Page 27427/139
Legal Description 56-C-21
 PINE ST 66

Tax Relief 1059 SF
Acres 0.0243

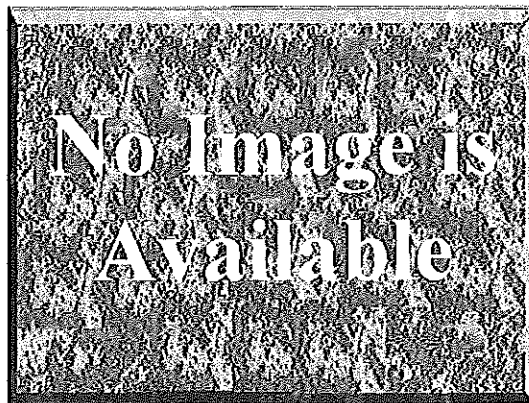
Current Assessed Valuation:

TAX ACCT NO.	8812	OWNER OF RECORD AS OF APRIL 2012
		66 PINE STREET PROPERTIES LLC
LAND VALUE	\$6,400.00	151 NEWBURY ST
BUILDING VALUE	\$0.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$6,400.00	
TAX AMOUNT	\$120.46	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
12/1/2009	LAND	\$690,000.00	27427/139
9/24/2004	LAND	\$650,000.00	21820/283

[New Search!](#)

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 68-70	STREET Pine	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
56 C	56 C	1-22						

TAXPAYER ADDRESS AND DESCRIPTION JULLEY CO 202 BRACKETT STREET CITY REAL ESTATE-PORTLAND ME ASSESSORS PLANS ON FILE IN ASSESSORS OFFICE CITY HALL PLAN 56-C-1-22 PINE ST 56-70 & CLARK ST #193-195 AREA 3003 SQ FT	RECORD OF TAXPAYER <i>Assessors Charles H. & Josephine Marston</i>
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LAND VALUE COMPUTATIONS AND SUMMARY													
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957
28	40	8400	65	552	1540								
26	73	8400	87	7308	1900								
<i>CL+107</i>													
<i>Comme.</i>													
TOTAL VALUE LAND													
TOTAL VALUE BUILDINGS													
TOTAL VALUE LAND AND BUILDINGS													
SQ. FT. TO-FROM CH. BLK. LOT													
SQ. FT. TO-FROM CH. BLK. LOT													
LAND VALUE COMPUTATIONS AND SUMMARY													
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957
TOTAL VALUE LAND													
TOTAL VALUE BUILDINGS													
TOTAL VALUE LAND AND BUILDINGS													
SQ. FT. TO-FROM CH. BLK. LOT													
SQ. FT. TO-FROM CH. BLK. LOT													
LAND VALUE COMPUTATIONS AND SUMMARY													
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957
TOTAL VALUE LAND													
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SQ. FT. TO-FROM CH. BLK. LOT													
LAND VALUE COMPUTATIONS AND SUMMARY													
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1957
TOTAL VALUE LAND													
TOTAL VALUE BUILDINGS													
TOTAL VALUE LAND AND BUILDINGS													
SQ. FT. TO-FROM CH. BLK. LOT													
SQ. FT. TO-FROM CH. BLK. LOT													

YEAR	ORIG. COST	RENTAL	NET
YEAR	SALE PRICE	EXPENSE	
YEAR	U. S. R. S.		

