



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

May 18, 2015

Zoning Info, Inc.
3555 N. W. 58th Street, Suite 505
Oklahoma City, OK 73112

Attn: Macey Bishop

Re: 68-70 Pine Street – 056-C-001 & 022 – “the Property” – B-1 Neighborhood Business Zone with an Historic Overlay Zone

To Whom It May Concern:

68 Pine Street is located in the B-1 Neighborhood Business Zone with a Historic Overlay Zone. The abutting zone on the north, east and south sides of the Property is the B-1 Neighborhood Business Zone, and the abutting zone to the west across Pine Street is the R-6 Residential Zone. The Historic Overlay Zone abuts the Property on all sides.

The current legal use of the property is a laundromat on the first floor with six residential dwelling units above on the second and third floors. These are both permitted uses in the B-1 Neighborhood Business Zone. I have enclosed a certificate of occupancy for the laundromat. I have not located a certificate of occupancy for the six residential dwelling units. The City's current Land Use Zoning Ordinance was established in 1957. City records show that the building was built around 1932 and that the six dwelling units existed as of 1957. I could not find an original site plan approval in our records. To the best of my knowledge there were no variances or special permits issued for the Property.

I am not aware of any outstanding building or zoning violations on file for the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Administrator
Planning and Urban Development Department
City of Portland
207.874.8709



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 68 Pine Street

Issued to **Phillip Shaw**

Date of Issue **August 9, 1984**

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.

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

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

TAXPAYER ADDRESS AND DESCRIPTION

JUDLEY 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
68-70 & CLARK ST #193-195 AREA
3003 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS	
						TOPOGRAPHY	IMPROVEMENTS
<i>Reassess Charles H. Fausse Martin</i>						LEVEL	<input checked="" type="checkbox"/> WATER
						HIGH	SEWER
						LOW	GAS
						ROLLING	ELECTRICITY
						SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
						STREET	TREND OF DISTRICT
						PAVED <input checked="" type="checkbox"/>	IMPROVING
						SEMI-IMPROVED	STATIC
						DIRT	DECLINING
						SIDEWALK <input checked="" type="checkbox"/>	
						TILLABLE	PASTURE
						WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
28	40	8400	65	5500	1957	1540
26	73	8400	87	7300		1900
						+ 340
TOTAL VALUE LAND					3780	3180
TOTAL VALUE BUILDINGS					25490	25550
TOTAL VALUE LAND AND BUILDINGS					29270	
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	19	19
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				
YEAR	SALE PRICE	EXPENSE				
YEAR	U. S. R. S.	NET				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
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			

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	2275		
1950	BLDGS.	17450		
1950	TOTAL	19725		
1951	LAND	2275		
1951	BLDGS.	25300		
1951	TOTAL	27575		
1957	LAND	2275		
1957	BLDGS.	15325	25	
1957	TOTAL	17600		
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1st. Cushman - 11/150-4515 - 1st & 2nd fl. 1st fl.
 1st. I.G.P. STORC - 135 MO - Cushman's store
 2nd - 11/150-060 - Oil fired H.T. system - 1st fl.
 3rd -

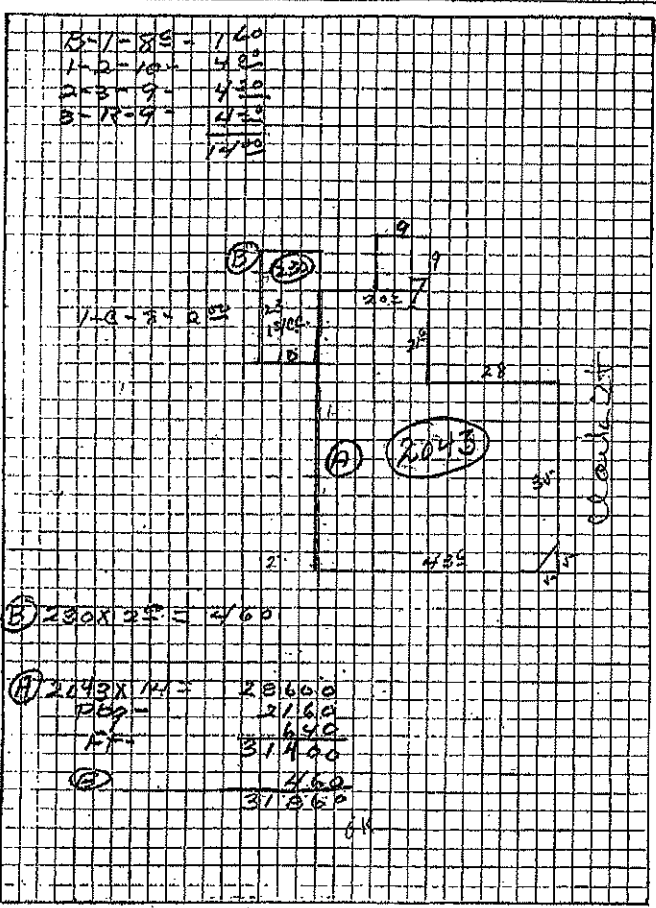
CONSTRUCTION

FOUNDATION		FLOOR CONST.			PLUMBING	
CONCRETE		WOOD JOIST			BATHROOM	6 ✓
CONCRETE BLOCK		STEEL JOIST			TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE			WATER CLOSET	1 ✓
PIERS		REIN. CONCRETE			LAVATORY	2 ✓
CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	10 ✓
NO. CELLAR			B	1	2	3
EXTERIOR WALLS		CEMENT	✓		STD. WAT. HEAT	
CLAPBOARDS		EARTH			AUTO. WAT. HEAT	✓
WIDE SIDING		PINE			ELECT. WAT. SYST.	
DROP SIDING		HARDWOOD	✓	✓	LAUNDRY TUBS	
NO SHEATHING		TERRAZZO			NO PLUMBING	
WOOD SHINGLES		TILE			TILING	
ASBES. SHINGLES		LIN -	✓		BATH FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS			TOILET FL. & WCOT.	
STUCCO ON TILE		INTERIOR FINISH			LIGHTING	
BRICK VENEER			B	1	2	3
BRICK ON TILE		PINE		✓	✓	
SOLID BRICK	✓	HARDWOOD		✓	✓	
STONE VENEER		PLASTER	✓	✓	✓	
CONG. OR CIND. BL.		UNFINISHED	✓			
TERRA COTTA		METAL CLG.				
VITROLITE		PINE BOAR	✓			
PLATE GLASS		RECREAT. ROOM				
INSULATION		FINISHED ATTIC				
WEATHERSTRIP		FIREPLACE				
ROOFING		HEATING				
ASPH. SHINGLES		PIPELESS FURNACE				
WOOD SHINGLES		HOT AIR FURNACE				
ASBES. SHINGLES		FORCED AIR FURN.				
SLATE TILE		STEAM		✓		
METAL		HOT WAT. OR VAPOR				
COMPOSITION	✓	NO HEATING				
ROLL ROOFING		GAS BURNER				
INSULATION		OIL BURNER		✓		
		STOKER				

CONTACT Mr Dendley for more

COMPUTATIONS

UNIT	1957		
B. F.	28600		
S. F.			
ADDITIONS	460		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH	FF + 640		
FIREPLACE			
HEATING			
PLUMBING	2700 + 150		
TILING			
TOTAL	31940		
FACT.			
REP. VAL.	31940		



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	VF
STORC + APP	3 BR.	B	18		F	31860	20%	25490	A	25490	15300	J
	B					31940	20	25550	B	25550	15325	S
	C								C			
	D								D			
	E								E			
	F								F			
	C								C			

YEAR	1951	1957 TOTAL BLDGS.	25,490	15300
TAX VAL.				
OLD VAL.	15300			
CHANGE				