

# PORTLAND MAINE

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*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

December 19, 2011

EMG

Attn: Mr. Melvin Cauthen  
Senior Engineering Consultant  
222 Schilling Circle, Suite 275  
Hunt Valley, Maryland 21031

RE: Danforth Heights – 48 Salem Street – 058-A-013 (the “Property”) – R-6 Zone  
EMG Project No: 99775.11R-001.038 Project Manager: Mr. Joseph Abbate

Dear Mr. Cauthen,

I am in receipt of your request for a determination letter concerning the Property.

The last Building department inspection based on our records was on 9/15/2009 for a General Assistance inspection.


To the best of my knowledge, I am not aware of any current Building or Zoning code violations. Our records indicate that there are no open Building department permits on file.

The property is inspected when needed for requests of General Assistance (GA) tenants. Other than GA inspections, inspections are always required for active permits and/or construction work and citizen complaints.

I have enclosed a copy of the original building permit and the subsequently issued certificate of occupancy.

The current zoning designation for the Property is an R-6 residential zone. It is apparent that there are several legal nonconformities concerning the Property in regards to lot size per dwelling unit, parking and height. I am unaware of any other legal nonconformity in regards to the Property.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

enclosures



R6 RESIDENCE ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Sept. 26, 1972

PERMIT

OCT 20 1972

01287

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 48-6-2 Salem St. Bldg. G. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_Owner's name and address Codman Portland Ltd, 683 Atlantic Ave., Boston Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Seppala and Aho, New Ipswich, New Hampshire Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Apt. Bldg. No. families 69

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 1,063,000. Fee \$ 3,188.

## General Description of New Work

7-story

To construct masonry load bearing fireproof apt bldg. (69 units) 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

## 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? 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 \_\_\_\_\_ 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 fair fuel gas

Framing Lumber Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_

Size Girder \_\_\_\_\_ Column 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:

PERMIT

## Miscellaneous

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

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION

48-62 Salem Street & 65 Summer Street  
(known as building "C")

Issued to **Codman-Portland Limited**

Date of Issue **May 22, 1974**

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. **72/1287**, 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

**entire**

APPROVED OCCUPANCY

**sixty nine (69) apartment units.**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

**5/22/74**

(Date)

*P. S. Hoffses*  
Inspector

*[Signature]*  
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.

OWNER TO BE FURNISHED WITH PROPERTY TAXES AND HOUSING. COPY WILL BE FURNISHED TO OWNER OF (STATE OF USE ONLY).

36 units - Bldg A

36 units Bldg B

69 units - Bldg C -

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



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Inspector

*P. L. Triffles*

*[Signature]*  
Inspector of Buildings

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Subject to laws and rules previously adopted and amended. Copy will be furnished to owner or lessee for one dollar.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

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[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

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**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city services a-z](#)[browse facts and links a-z](#)

**CB1** 058 A013001  
**Land Use Type** TWENTY-ONE PLUS FAMILY  
**Property Location** 48 SALEM ST  
**Owner Information** CODMAN-PORTLAND ASSOC  
 175 FEDERAL ST SUITE 700  
 BOSTON MA 02110  
**Book and Page**  
**Legal Description** 58-A-13  
 SUMMER ST 55-61  
 SALEM ST 48-74  
 66211 SF  
**Acres** 1.52

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	9418	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		CODMAN-PORTLAND ASSOC
<b>LAND VALUE</b>	\$329,800.00	
<b>BUILDING VALUE</b>	\$2,665,500.00	175 FEDERAL ST SUITE 700
<b>NET TAXABLE - REAL ESTATE</b>	\$2,995,300.00	BOSTON MA 02110
<b>TAX AMOUNT</b>	\$54,754.08	

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

**Building Information:**

**Building 1**  
**Year Built** 1973  
**Style/Structure Type** APARTMENT - GARDEN  
**# Units** 69  
**Building Num/Name** 1 - DANFORTH HEIGHTS  
**Square Feet** 75424

[View Sketch](#)[View Map](#)[View Picture](#)**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 6300  
**Use** SUPPORT AREA  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** B2/B2  
**Size** 9918  
**Use** APARTMENT  
**Height** 8  
**Heating** HW/STEAM  
**A/C** NONE

**Building 1**  
**Levels** B2/B2  
**Size** 4520  
**Use** SUPPORT AREA  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 16374  
**Use** APARTMENT  
**Height** 9  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE



November 29, 2011

To: Ms. Marge Schmuckal  
City of Portland Zoning Administrator  
398 Congress Street  
Portland, Maine 04101-3509

Phone #: (207) 874.8695

Email: mes@portlandmaine.gov

Re: Danforth Heights Apartments  
48 Salem Street  
Portland, ME 04102

*58-A-13 - R-6 zone not in Historic  
Legal 69 DU*

EMG Project No: 99775.11R-001.038

Project Manager: Mr. Joseph Abbate

Dear Ms. Schmuckal:

EMG is an engineering firm currently conducting a **Project Capital Needs Assessment** for the above-referenced property. As part of this process and a requirement of U.S. Department of Housing and Urban Development (HUD) and due-diligence process, we are submitting this **Request for Information (RFI)** letter to obtain information specific to the property. We request your assistance by providing us with the following information concerning the site and buildings. Please forward to the appropriate departments within your municipality:

- Date of last building department inspection: BD: 9/15/2009 (mo/day/yr) *GA msp Quarterly Insp*
- Are there any OUTSTANDING Building or Zoning code violations?  
YES / NO N (circle one and place B or Z)
- Are there any open building department permits?  
YES / (NO) (circle one) *DATA 9/2/05*
- How often is the property inspected?  
Annually - Permit/Construction Inspections Only (circle one)  
*General Assistance in inspections when needed*
- Is the original Certificate of Occupancy or Permit on file? (YES / NO) (circle one)
- What is the zoning designation for the subject property? \_\_\_\_\_

Is it of conforming use? \_\_\_\_\_

*Aware of lot size legal Nonconformity  
parking height*

RECEIVED

DEC - 9 2012

Dept. of Building Inspections  
City of Portland Maine

Responses may be faxed directly to our office at (410) 785-6220, or mailed to our offices:

EMG  
Attn: Mr. Melvin Cauthen  
Senior Engineering Consultant  
222 Schilling Circle, Suite 275  
Hunt Valley, Maryland 21031

Please note the EMG Project Number and the Senior Engineering Consultants name on all correspondence. Please make all responses on your department's letterhead per HUD requirements, and send by mail, email, or fax. If you need additional information to complete this request, or there is a specific process required to obtain this information, please contact me at (800) 733-0660 ext. 6527 or via email at [ngallup@emgcorp.com](mailto:ngallup@emgcorp.com) . Thank you for your prompt attention to this matter.

Sincerely,  
Nicole Gallup



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## Receipts Details:

**Tender Information:** Check , BusinessName: Danforth Heights Apartments, Check Number: 1451

**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** Ldobson

**Receipt Date:** 12/9/2011

**Receipt Number:** 13796

## Receipt Details:

Reference ID:	288	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: Danforth Heights Apartments Zoning Determination			

Thank You for your Payment!