

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 16, 2014

William R. Schad, Senior Commercial Loan officer
TD Bank
One Portland Square
Portland, ME 04112

Bowdoin Realty, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 129-137 Chadwick Street, Portland Maine, Tax Map 063-B-001 & 063- B-002 (the Property) - R-6 Residential Zone

To Whom It May Concern:

The applicable zoning code affecting the Property is the Land Use Ordinance of the City of Portland revised through November 20, 2014.

The Property consists of two buildings both located in the R-6 Residential Zone. The current use of Building 1, Lot 063-B-001 is an apartment building with 18 residential units. Our records show a permit from 1957 to change the use of the building from a teaching unit for hospital to an 18 family apartment house. A certificate of occupancy was issued on 11/29/57 for 18 apartments with off street parking for 16 cars. This is the most recent permit and certificate of occupancy that states the use of this property; therefore I have determined that the current legal use of the Building 1 is eighteen dwelling units.

Building 2, Lot 063-B-002 is a mixed use building with professional offices on the first and second floors and 18 residential units on the third, fourth and fifth floors. Our records show certificates of occupancy from 8/7/1987 and 4/13/1995 stating that the use of the first floor is medical offices. Our records also show that the six original apartments on the second floor were converted to medical offices over a period of time from 1959 through 1960. A certificate of occupancy issued on 6/9/1959 showed apartments #21 and #22 becoming two suites of doctor's offices. A permit was issued in September of 1960 to change apartments 23, 24 and 25 to doctor's offices. Another permit was issued in October of 1960 for apartment 26 to be a doctor's office. Finally, permit #940027 which listed the use as "office and/18 apt. bldg" was issued in 1994 to install a fire alarm. Based on these records, I have determined that the legal use of Building 2 is professional offices on the first and second floors and eighteen dwelling units on the third through fifth floors.

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I am not aware of any 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.

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

I have attached permits and certificates of occupancy that apply to 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

Acting Zoning Administrator

City of Portland

amachado@portlandmaine.gov

207.874.8709



Drummond & Drummond

A Limited Liability Partnership
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December 3, 2014

Via hand delivery
and email: buildinginspections@portlandmaine.gov; amachado@portlandmaine.gov
Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Zoning and Code Determination – 135 Chadwick Street, Portland, Maine
Assessor's Account Tax Map 63-B-1 and 2

Dear Ann:

I represent a buyer for property located at 135 Chadwick Street, Portland, Maine (the "Property"). In connection with the purchase, my client's lender has requested that we confirm the zoning and code status of the Property. To that end, please provide a zoning and code determination letter concerning the Property. Enclosed is the \$150.00 fee for this determination and a sample/form you may use to respond to this request. The closing is scheduled for Wednesday, December 16, 2014. I understand you are very busy and/or short-staffed currently, but hopefully you can accommodate the schedule set by the parties as they will not be able to close on the purchase and sale until we have your response. Please let me know if there is anything we can do to expedite the process.

Thank you for your consideration and assistance and please call me if you have any questions.

RECEIVED

DEC - 3 2014

Very truly yours,


Nathaniel R. Huckel-Bauer

Enclosures Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND ZONING LETTER

December ____, 2014

William R. Schad, Senior Commercial Loan Officer
TD Bank
One Portland Square
Portland, ME 04112

Bowdoin Realty, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 129-137 Chadwick Street, Portland, Maine; Tax Map 63-B-1 and 63-B-2 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Bowdoin Development, LLC 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 November 20, 2014.

- 2. The Premises are located in the following zoning district under the Zoning Ordinance: Residential – R6; and the current uses of the property as (1) an apartment building with 18 residential units (Building 1, Lot 63-B-1) and (2) a mixed-use building with 18 residential units on the third, fourth and fifth floors and professional offices on the first and second floors (Building 2, Lot 63-B-2), are permitted uses thereunder.

- 3. 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:

- 4. 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:

- 5. 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: 0000-2101	Applicant: BOWDOIN DEVELOPMENT LLC
Project Name: 135 CHADWICK ST	Location: 135 CHADWICK ST
CBL: 063 B001001	Application Type: Determination Letter
Invoice Date: 12/03/2014	

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**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Zoning Determinations	1	\$150.00		
		<u>\$150.00</u>		
	Total Current Fees:	+		\$150.00
	Total Current Payments:	-		\$150.00
	Amount Due Now:			\$0.00

CBL 063 B001001
Bill To: BOWDOIN DEVELOPMENT LLC
 131 CHADWICK ST
 PORTLAND , ME 04102

Application No: 0000-2101
Invoice Date: 12/03/2014
Invoice No: 47451
Total Amt Due: \$0.00
Payment Amount:

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](#)

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

City Home Departments 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

CBL	063 B001001
Land Use Type	TWENTY-ONE PLUS FAMILY
Verify legal use with Inspections Division	
Property Location	135 CHADWICK ST
Owner Information	BOWDOIN DEVELOPMENT LLC 131 CHADWICK ST PORTLAND ME 04102
Book and Page	19012/321
Legal Description	63-B-1-2 CHADWICK ST 129-137
Tax Roll	20032 SF
Acres	0.4599

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO.	10028	OWNER OF RECORD AS OF APRIL 2014 BOWDOIN DEVELOPMENT LLC
LAND VALUE	\$360,200.00	131 CHADWICK ST
BUILDING VALUE	\$3,547,500.00	PORTLAND ME 04102
NET TAXABLE - REAL ESTATE	\$3,907,700.00	
TAX AMOUNT	\$78,154.00	



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

Building Information:

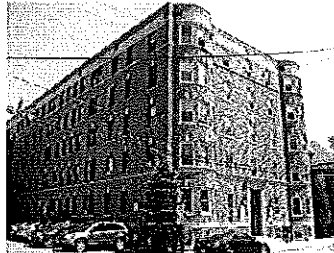
Best viewed at 800x600, with Internet Explorer

	Building 1	
Year Built	1900	
Style/Structure Type	APARTMENT - GARDEN	
# Units	18	
Building Num/Name	1 - BOWDOIN DEVELOPMENT	
Square Feet	9216	
View Sketch	View Map	View Picture



3 photos

	Building 2	
Year Built	1900	
Style/Structure Type	APARTMENT - GARDEN	
# Units	18	
Square Feet	47900	
View Sketch	View Map	View Picture



8 photos

Exterior/Interior Information:

	Building 1	
Levels	B1/B1	
Size	2304	
Use	SUPPORT AREA	
Height	7	
Heating	NONE	
A/C	NONE	

	Building 1	
Levels	01/01	
Size	2304	
Use	APARTMENT	
Height	10	

Walls BRICK/STONE
 Heating HW/STEAM
 A/C NONE

Building 1

Levels 02/03
 Size 2304
 Use APARTMENT
 Height 10
 Walls BRICK/STONE
 Heating HW/STEAM
 A/C NONE

Building 2

Levels B1/B1
 Size 6384
 Use SUPPORT AREA
 Height 9
 Heating NONE
 A/C NONE

Building 2

Levels B1/B1
 Size 384
 Use MULTI-USE OFFICE
 Height 9
 Heating HW/STEAM
 A/C NONE

Building 2

Levels B1/B1
 Size 1232
 Use APARTMENT
 Height 9
 Heating HW/STEAM
 A/C NONE

Building 2

Levels 01/01
 Size 7980
 Use MULTI-USE OFFICE
 Height 10
 Walls BRICK/STONE
 Heating HW/STEAM
 A/C NONE

Building 2

Levels 02/02
 Size 7980
 Use MULTI-USE OFFICE
 Height 10
 Walls BRICK/STONE
 Heating HW/STEAM
 A/C NONE

Building 2

Levels 03/05
 Size 7980
 Use APARTMENT
 Height 10
 Walls BRICK/STONE
 Heating HW/STEAM
 A/C NONE

Other Features:

Building 1

Structure PORCH - ENCL
 Size 12X12

Building 2

Structure ELEVATOR - ELEC. PASSENGER
 Size 2000X100

Outbuildings/Yard Improvements:

Building 1

Year Built 1975
 Structure ASPHALT PARKING

Size 1X4158
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
3/1/2003	LAND + BUILDING	\$0.00	19012/321
2/14/2001	LAND + BUILDING	\$0.00	16023/225
2/25/1998	LAND + BUILDING	\$0.00	13619/084
1/1/1998	LAND + BUILDING	\$0.00	/

[New Search](#)

131 Metropolitan apartments
1978 appeal denied - 3rd floor 6 units -> doctors office