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October 11, 2016

RECEIVED

OCT 12 2016

Director 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)

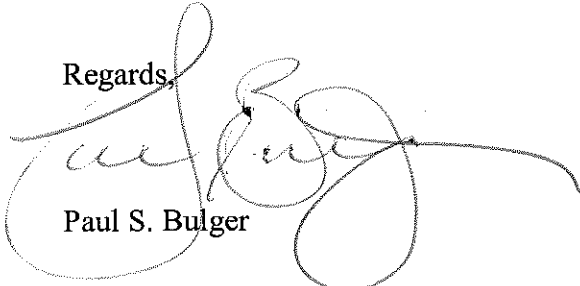
Owner: 197 Pleasant, LLC
Zoned: B-1; Neighborhood
Business Zoning Ordinance Section 14-160
Uses: first floor – 4 commercial storefronts
Second floor – 9 residential units

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 that you selected.

New Search!

Current Owner Information:

CBL 132 J001001
Land Use Type RETAIL & PERSONAL SERVICE
 Verify legal use with
 Inspections Division
Property Location 197 PLEASANT AVE
Owner Information RICE GEOFFREY I
 657 CONGRESS ST 1ST FLOOR
 PORTLAND ME 04101

Book and Page
Legal Description 132-J-1
 STEVENS AVE 457-463
 PLEASANT AVE 197-201
 8094 SF

Acres 0.1858

Current Assessed Valuation:

TAX ACCT NO.	19518	OWNER OF RECORD AS OF APRIL 2016
LAND VALUE	\$126,700.00	RICE GEOFFREY I
BUILDING VALUE	\$694,000.00	657 CONGRESS ST 1ST FLOOR
NET TAXABLE - REAL ESTATE	\$820,700.00	PORTLAND ME 04101
TAX AMOUNT	\$17,324.98	

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

Building Information:

Building 1

Year Built 1900
Style/Structure Type
Units 6



[View Sketch](#)[View](#)[View](#)[Map](#)[Picture](#)**Exterior/Interior Information:****Building 1**

Levels B1/B1
Size 7078
Use SUPPORT AREA
Height 7
Heating NONE
A/C NONE

Building 1

Levels 01/01
Size 4486
Use RETAIL STORE
Height 10
Walls BRICK/STONE
Heating ELECTRIC
A/C NONE

Building 1

Levels 01/01
Size 2592
Use APARTMENT
Height 10
Walls BRICK/STONE
Heating ELECTRIC
A/C NONE

Building 1

Levels 02/02
Size 6678
Use APARTMENT
Height 8
Walls BRICK/STONE

Other Features:

	Building 1
Structure	STORE FRONT - WD
Size	600X0

New Search!