



TAYLOR
McCORMACK &
FRAME
ATTORNEYS AT LAW

André G. Duchette, Esquire
ADuchette@TMFAttorneys.com

April 25, 2014

Map 317-A-5
owned by 320-A-006
A. Hausmann
ASSOC.

Hand Delivered

City of Portland Zoning Determinations
3rd Floor Inspections Division (Room #315)
Portland, ME 04101

RE: 380 Riverside Street, Portland, Maine

1-103 Milk St. Portland, ME

I-M

Dear Sir/Madam:

Would you please prepare a Zoning Determination for the property located at 380 Riverside Street, Portland, Maine. I have enclosed a form and the \$150.00 filing fee.

The closing is scheduled for Wednesday, April 30, 2014.

Please let me know if you have any questions. Thank you for your assistance with this matter.

Sincerely,

André G. Duchette

AGD/vjk
Encl.



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FORM OF ZONING AND GOVERNMENT COMPLIANCE LETTER

April 25, 2014

PK Real Estate, LLC
c/o André G. Duchette
30 Milk Street, 5th Floor
Portland, Maine 04101

RE: Property: 380 Riverside Street, Portland, Maine

Owner: PK Real Estate, LLC

Zoning Administrator
I am the Code Enforcement Officer for the City of Portland and have the authority to issue this certification. Please be advised that our records show the following information for the Property:

1. The Property currently is zoned _____ [insert zoning classification], and the present use of the Property is a _____ [insert zoning classification - e.g., permitted use, use permitted by special exception, lawfully nonconforming use permitted by variance, pre-existing lawfully nonconforming use] within such zoning classification. The improvements on the Property may be rebuilt in their current size and density if they are damaged.
2. No current or uncured violations of zoning, land use, building code or certificate of occupancy requirements are reported or pending against the Property.
3. No applications for zoning or land use approval, or variances with any building codes, currently are pending.
4. The proposed description and corresponding access and parking easements are not in violation of zoning, land use, building code or certificate of occupancy requirements.
4. There are no current permit violations on the Property.
5. There are no current environmental problems concerning the Property.
6. The property is accessed by _____.
7. Please select, as applicable:
 - Copy(ies) of the certificate(s) of occupancy for the Property is/are attached.
 - Copy(ies) of the certificate(s) of occupancy for this Property is/are unavailable due to municipal recordkeeping, but our records indicated that the required certificate(s) of occupancy was/were issued for the Property.
 - Certificate(s) of occupancy are not required for the Property.

8. Exceptions to the foregoing statements are attached: Yes No .

Sincerely

[Name]
Code Enforcement Officer

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

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[Calendar](#)
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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

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL 317 A005001
Land Use Type MULTI-USE COMMERICAL
Verify legal use with Inspections Division
Property Location 33 MCALISTER FARM RD
Owner Information A HAUSMANN ASSOCIATES INC
 380 WARREN AVE
 PORTLAND ME 04103
Book and Page 27280/031
Legal Description 317-A-5 320-A-6
 RIVERSIDE ST 362-382
 MCALISTER FARM RD 1-103
 419151 SF
Acres 9.6224

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

Current Assessed Valuation:

TAX ACCT NO.	34506	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$532,800.00	A HAUSMANN ASSOCIATES INC
BUILDING VALUE	\$1,867,200.00	380 WARREN AVE
NET TAXABLE - REAL ESTATE	\$2,400,000.00	PORTLAND ME 04103
TAX AMOUNT	\$46,584.00	



Best viewed at 800x600, with internet Explorer

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

Building Information:

Building 1

Year Built 1986
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - WISE PRINTING
Square Feet 75224

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

Exterior/Interior Information:

Building 1

Levels 01/01
Size 54144
Use WAREHOUSE
Height 20
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 1

Levels 01/01
Size 5000
Use MULTI-USE OFFICE
Height 10
Walls METAL-LIGHT
Heating HOT AIR

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1902	Applicant: A HAUSMANN ASSOCIATES INC
Project Name: 33 MCALISTER FARM RD	Location: 33 MCALISTER FARM RD
CBL: 317 A005001	Application Type: Determination Letter
Invoice Date: 04/30/2014	

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
-------------------------	---------------

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

CBL 317 A005001
Bill to: A HAUSMANN ASSOCIATES INC
 380 WARREN AVE
 PORTLAND, ME 04103

Application No: 0000-1902
Invoice Date: 04/30/2014
Invoice No: 44918
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/planning/permitstatus.asp>