



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

September 9, 2014

Drew E. Swenson, CPA, LLM
Paragon Management
PO Box 17536
Portland, ME 04112

RE: 92 – 102 Auburn Street (called "94")– 375-A-23-24-25-35 – Principle zone: B-1

To Whom It May Concern,

I am in receipt of a request for determination from Paragon Management LLC, the property managers for Oakpoint LLC located at 94 Auburn Street, Portland, Maine. The property at 94 Auburn Street is located within two different zones. The principal zone that includes the entire building is located in the B-1 Neighborhood Business Zone. The rear of the property where most of the accessory parking is located is within an R-3 residential zone.

It is my understanding that administrative offices for a home healthcare company wants to locate in the 94 Auburn Street building. Professional offices, as defined in section 14-47 (definitions,) are a listed permitted use in the B-1 zone. Offices for a healthcare company would be considered a professional office use.

Please be advised that this determination does not substitute for the requirement of building permit application for tenant fit-up and/or a change of use permit for this proposed use.

You have the right to appeal my decision regarding this determination. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to file an appeal or my determination is final. Please contact this office for the required paperwork. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

PARAGON
MANAGEMENT

August 27, 2014

City of Portland, Zoning Department
Portland City Hall, Room 115
389 Congress Street
Portland, ME 04101

Re: 94 Auburn Street
Portland, Maine 04103

RECEIVED

SEP 02 2014

Dept. of Building Inspections
City of Portland Maine

B-1 - R-3 in REAR - small portion of R-4

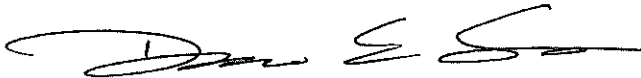
To Whom it may concern,

I am submitting a Request for Zoning Determination for 94 Auburn Street Portland, Maine 04103. This property is owned by Oakpoint LLC and managed by Paragon Management LLC. The CBL is 375 A023001. Additional information on the property is provided on the attached report from the Portland Assessor's Office.

One of the tenants is required to demonstrate that the zoning allows for the administrative offices of a home healthcare company at 94 Auburn Street. This determination will help the tenant qualify for a home healthcare reimbursement from the State of Maine.

Thank you your help. A check for \$150.00 and a sample of a formatted letter are included with this letter, as requested.

Sincerely,



Drew E. Swenson, CPA, LLM
Paragon Management

SAMPLE of FORMATTED LETTER

Re: 94 Auburn Street
Portland, Maine 04103

To Whom it may concern,

Paragon Management LLC, the property managers for Oakpoint LLC, submitted a Request for Zone Determination for 94 Auburn Street Portland, Maine . The purpose is to determine whether the zone allows for the administrative offices of a home healthcare company.

The property at 94 Auburn Street is zoned as This zone permits administrative offices for a home healthcare company.

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:

CBL 375 A023001
Land Use Type OFFICE & BUSINESS SERVICE
 Verify legal use with Inspections Division
Property Location 94 AUBURN ST
Owner Information OAKPOINT LLC
 94 AUBURN ST
 PORTLAND ME 04103
Book and Page 26367/319
Legal Description 375-A-23-24-25-35
 AUBURN ST 92-102
Acres 59785 SF
 1.3725

Current Assessed Valuation:

TAX ACCT NO.	38444	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$366,400.00	OAKPOINT LLC
BUILDING VALUE	\$1,117,000.00	94 AUBURN ST
NET TAXABLE - REAL ESTATE	\$1,483,400.00	PORTLAND ME 04103
TAX AMOUNT	\$29,668.00	

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

Building Information:

Building 1
Year Built 1967
Style/Structure Type OFFICE BUILDING - LOW-RISE
Units 1
Building Num/Name 1 - NORTHGATE OFFICE
 MLL
Square Feet 22522

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

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 800
Use OFFICE BUILDING
Height 8
Heating ELECTRIC
A/C CENTRAL

Building 1
Levels 01/01
Size 10846
Use OFFICE BUILDING
Height 12

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Best viewed at 800x600, with Internet Explorer

Walls BRK/CONC BLK
Heating ELECTRIC
A/C CENTRAL

Building 1
Levels 02/02
Size 10876
Use OFFICE BUILDING
Height 12
Walls BRK/CONC BLK
Heating ELECTRIC
A/C CENTRAL

Other Features:

Building 1
Structure ELEVATOR - ELEC. PASSENGER
Size 2500X90

Building 1
Structure OPEN AREA - BANK/OFFICE
Size 3X10

Building 1
Structure SPRINKLER - WET
Size 22492X1

Outbuildings/Yard Improvements:

Building 1
Year Built 1980
Structure FENCE CHAIN
Size 1X1680
Units 1
Grade C
Condition 2

Building 1
Year Built 1967
Size 1X324
Units 1
Grade C
Condition 2

Building 1
Year Built 1967
Structure ASPHALT PARKING
Size 45000
Units 1
Grade C
Condition 2

Sales Information:

Sale Date	Type	Price	Book/Page
9/30/2008	LAND + BUILDING	\$1,800,000.00	26367/319
2/28/2002	LAND + BUILDING	\$1,085,000.00	17371/39
11/19/1993	LAND + BUILDING	\$525,000.00	11107/111
11/18/1993	LAND + BUILDING	\$0.00	11107/101

New Search!



Certificate of Occupancy

LOCATION 94 Auburn St CBL 375 A023001
Issued to Oakpoint Lic /Pine Street Carpenters, Inc Date of Issue 12/04/2008

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. 08-1337, 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

2nd Floor right front corner

APPROVED OCCUPANCY

Commerical / Edward Jones Financial
Use Group : B Type :5B
IBC : 2003

Limiting Conditions: none

This certificate supersedes certificate issued

Approved:

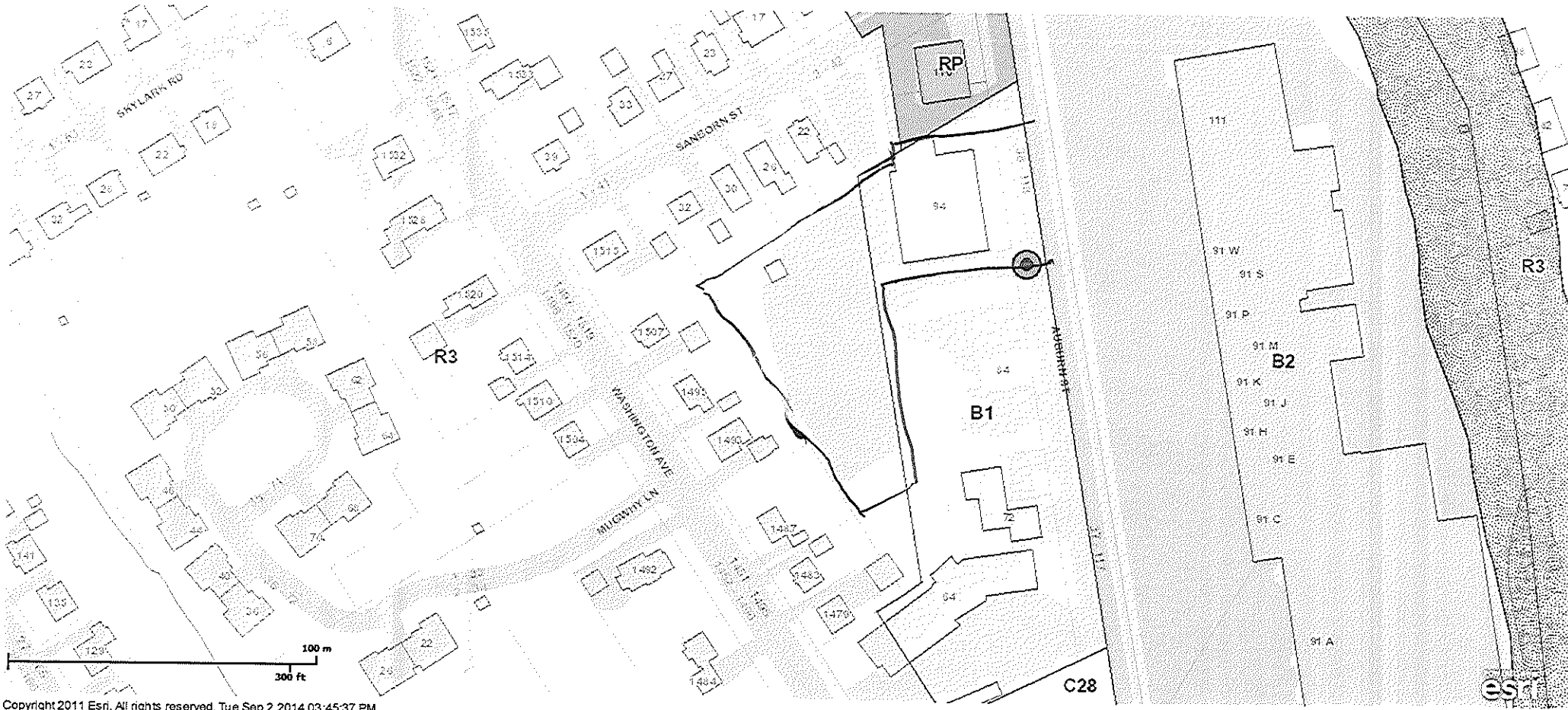
12-4-08 *W. L. Raymond*

(Date) Inspector
12-4-08 *Gregory PFD*

[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.



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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2027	Applicant: OAKPOINT LLC
Project Name: 94 AUBURN ST	Location: 94 AUBURN ST
CBL: 375 A023001	Application Type: Determination Letter
Invoice Date: 09/02/2014	

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
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 375 A023001
Bill To: OAKPOINT LLC
 94 AUBURN ST
 PORTLAND, ME 04103

Application No: 0000-2027
Invoice Date: 09/02/2014
Invoice No: 46360
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](#)