

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

October 15, 2013

Derek Miller
CBRE/The Boulos Company
One Canal Plaza, Suite 500
Portland, ME 04101

RE: 505 Washington Avenue, corner of 1-7 Veranda Street - 429-H-031 - B-2
Zone

Dear Mr. Miller,

I am in receipt of your request concerning the property located at 505 Washington Avenue. This property is entirely located in the B-2 Business Zone. A review of our microfiche indicates that the last approved permit issued on April 19, 1990, permit #90-0271, indicates that the use of the building is twelve (12) dwelling units. This number of units is on the front of the permit and on the back of the permit that was filled out by the inspector at that time. Therefore, the legal use of the property is twelve (12) dwelling units. However, it is noted that no copy of any certificate of occupancy for the property was found. If you wish to request an after-the-fact certificate of occupancy, it would necessitate a permit request through the Inspection Services Department.

If you have any questions regarding this matter, please don't hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

900271

Permit # City of Portland **BUILDING PERMIT APPLICATION** Fee \$520.00 Zone Map # Lot#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Fred Kasevan Phone # 797-8224
 Address: 170 Blackstrap Rd., Pa., ME 04105
 LOCATION OF CONSTRUCTION: 505 Washington Avenue *Skunk's*
 Contractor: R & H Builders Sub: *175*
 Address: P.O. Box 790, No. Wind. Phone # 892-3463 *2100*
 Est. Construction Cost: 100,000.00 Proposed Use: 12 units 12
 Past Use: same
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq. Ft.
 # Stories # Bedrooms Lot Size
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: Repairs after fire to original conditions with

updating fire and building codes, as per plans.

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other:

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

For Official Use Only PERMIT ISSUED

Date: April 2, 1990 Subdivision: Name: APR 19 1990
 Inside Fire Limit: Lot:
 Bldg. Code: Ownership: City of Portland Public
 Time Limit:
 Estimated Cost: 100,000.00

Zoning: B-2
 Street Frontage Provided:
 Provided Setback: Front Back Side Side

Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning: Yes No Floodplain: Yes No
 Special Exception
 Other (Explain) OK 4-19-90

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceiling:
 4. Insulation Type Size
 5. Ceiling Height:

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type

Chimneys:
 Type: Measure of Fire Places

Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required: Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 1. Type:
 2. Pool Size: x Square Footage
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Joyce M. Rinaldi
 Signature of Applicant: [Signature] Date:
 Signature of CEO: [Signature] Date:
 Inspection Dates:

PERMIT ISSUED WITH LETTER

MM MacSack

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 520.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
EXTERIOR	12/10/90
Intermediate	2/11/91
Inside	3/6/91
near final	5/14/91
	1/1
	1/1

COMMENTS

12-10-90 High winds have torn holes in the plastic sheeting over the windows but the plywood on the doorways is still secure. There-- that's my observation for today ✓
 3-6-91 studs being installed. 0
 5-14-91 Almost ready for final inspection
 5-24-91 Units #1A thru #40 and unnumbered unit on first floor OK - 12 units

Signature of Applicant

Don B... RPH Bldgs. For Owner

Date 4/2/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

April 18, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

RE: 505 Washington Ave.

R. & H. Builders
P.O. Box 790
No. Windham, Maine 04062

Dear Sir:

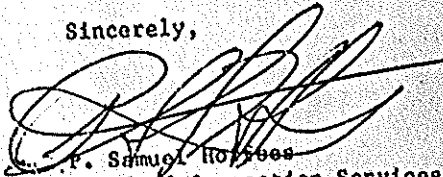
Your application to repair after fire has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Working of the means of egress shall be in accordance with section 5-10 of the N.F.P.A. 101 Life Safety code.
2. Approved single station or multiple station smoke detectors are required in each living unit in accordance with 7-6.2.9.
3. There shall be no increase in the footprint of building.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: LT. Wallace Garroway, Fire Prevention Bureau

RECEIVED

OCT - 2 2013

Dept. of Building Inspections
City of Portland Maine

CBRE | The Boulos Company
CB RICHARD ELLIS

One Canal Plaza
Portland, ME 04101

T 207 772 1333
F 207 871 1288

www.boulos.com

September 30, 2013

Marge Schmuckel
Planning & Code Enforcement
City Of Portland
389 Congress Street
Portland, ME 04101

RE: 505 Washington Avenue - 429-W-031 - B-2

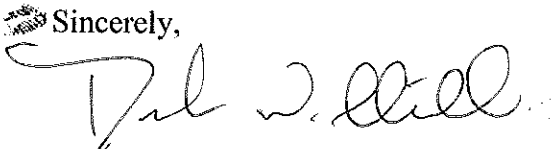
Dear Mrs. Schmuckel:

We are selling the 12 unit apartment building located at 505 Washington Avenue and we have it under contract for sale. The purchaser's lender has requested a copy of the Certificate of Occupancy but upon our review of the files we cannot find that other than one from decades ago back when it was a 10 unit building with a retail component. There are several more recent fire inspection records citing it as a 12 unit building and it has been operated as a 12 unit building for years and years.

I am told that you can provide a determination letter which confirms the 12 unit nature of the building and that this letter will most likely satisfy the lender and I am writing to request that. I understand that there is a \$150 fee for such letter and I have enclosed a check for that fee.

Call with any questions. Thank you.

Sincerely,



Derek Miller, Associate Broker

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1801	Applicant: SCARKS MICHAEL % R & E ASS
Project Name: 505 WASHINGTON AVE	Location: 505 WASHINGTON AVE
CBL: 429 H031001	Application Type: Determination Letter
Invoice Date: 10/03/2013	

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 429 H031001
Bill to: SCARKS MICHAEL % R & E ASSOC
 120 EXCHANGE ST
 PORTLAND, ME 04101

Application No: 0000-1801
Invoice Date: 10/03/2013
Invoice No: 42852
Total Amt Due: \$0.00
Payment Amount: \$150.00

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>

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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

browse city services a-z

browse facts and links a-z



Best Viewed at 800x600, with Internet Explorer

CBL 429 H031001
Land Use Type FIVE TO TEN FAMILY
 Verify legal use with Inspections Division
Property Location 505 WASHINGTON AVE
Owner Information SCARKS MICHAEL
 120 EXCHANGE ST
 PORTLAND ME 04101
Book and Page 9428/343
Legal Description 429-H-31
 WASHINGTON AVE 503-509
 VERANDA ST 1-7 6905SF
Acres 0.1585

Current Assessed Valuation:

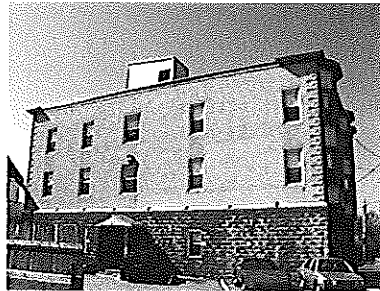
TAX ACCT NO. 43708 **OWNER OF RECORD AS OF APRIL 2013**
 SCARKS MICHAEL
LAND VALUE \$64,900.00 **120 EXCHANGE ST**
BUILDING VALUE \$431,000.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$495,900.00
TAX AMOUNT \$9,625.42

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

Building Information:

Building 1
Year Built 1910
Style/Structure Type APARTMENT - GARDEN
Units 10
Square Feet 11256

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



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 2760
Use SUPPORT AREA
Height 8
Heating NONE
A/C NONE

Building 1
Levels 01/01
Size 2760
Use APARTMENT
Height 10
Walls CONC. BLOCK
Heating HW/STEAM
A/C NONE

Building 1
Levels 02/03
Size 2868
Use APARTMENT
Height 9
Walls CONC. BLOCK
Heating HW/STEAM
A/C NONE

Other Features:

Building 1
Structure PORCH - COVERED
Size 5X5

505 Washington Ave

