



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

March 12, 2013

Bernstein Shur
Monument Title Company
Granit State Economic Development Corporation
U.S. Small Business Administration
Androscoggin Savings Bank

c/o Tom Hanson, Esp.
Bernstein Shur
100 Middle Street
Portland, ME 04101

RE: 11 Diamond Street – 023-E-006 (the “Property”) – I-Lb Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The Property is located within the I-Lb Light Industrial Zone which allows processing and warehousing of soft goods along with any accessory offices. I have enclosed copies of the most recent permits and certificate of occupancy for the Property.

A research of Inspection Services file indicate that there are no pending or threatened violations against the Property. To the best of my knowledge, the Property is in compliance with all applicable Municipal Land Use Zoning codes, regulations and ordinances.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures

IN INDUSTRIAL ZONE



APPLICATION FOR PERMIT

PERMIT ISSUED
00419
APR 12 1956

Class of Building or Type of Structure

Portland, Maine, March 26, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and repair and install~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1-19 Diamond St., corner of Fox St. Within Fire Limits? nos. Dist. No.
Owner's name and address Hildroth Realty Co., 115 Middle St. Telephone
Lessee's name and address Telephone
Contractor's name and address E. G. Profenno Co., 127 Marginal Way Telephone 2-1979
Architect Specifications Plans yes No. of sheets 7-8
Proposed use of building Warehouse No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 150,000. Fee \$ 150.00

General Description of New Work

To construct 1-story masonry warehouse 172' x 213' as per plans.

5/21/56 - Soil test data filed in Soil Test Records in vertical file. AGS

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO E. G. Profenno Co.

Details of New Work

If any plumbing involved in this work? yes If any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat WARM AIR fuel GAS
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

PRINTING - O. PORTLAND

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 1-19 Diamond St.

Date of Issue Nov. 26, 1936

Issued to Hildreth Realty Co.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—~~reconstructed~~ under Building Permit No. 56/419, 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.

PORIONS OF BUILDING OR PREMISES

1. Fire

APPROVED OCCUPANCY
Office and Warehouse

Limiting Conditions:

Maximum number of persons in building at any one time will not exceed 20.

supersedes

J. Allen
Inspector

W. W. [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.

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1-11 Diamond St		Owner: United Realty Co, Inc.		Phone:	Permit No: 950265
Owner Address:		Leasee/Buyer's Name: Goodwill Ind. of Maine		Phone:	Business Name:
Contractor Name:		Address:		Phone:	
Past Use: Wholesale/Warehouse		Proposed Use: Processing/Warehousing (soft goods)		COST OF WORK: \$	PERMIT FEE: \$ 25.00
Proposed Project Description: Change Use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 5 / Type: 2B	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Cresfk		Date Applied For: 4 Jan 94		Zone: I-2 CEB: 023-E-006	

PERMIT ISSUED
MAR 24 1995
CITY OF PORTLAND

- Zoning Approval:**
3/14/95
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan - maj minor mm

- Zoning Appeal**
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

- Historic Preservation**
 Not in District or Landmark
 Does Not Require Review
 Requires Review

- Action:**
 Approved
 Approved with Conditions
 Denied
 Date: *[Signature]*

PERMIT ISSUED WITH LETTER

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Mail to: Goodwill Ind of Maine
353 Cumberland Ave
Portland, ME 04101

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: <i>[Signature]</i> Kevin Gillespie	ADDRESS:	DATE: 4 Jan 95	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	

CEO DISTRICT /

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

[Handwritten] MA 24 1995



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 411 Diamond St.

Issued to Goodwill Industries of Maine

Date of Issue 20 November 1995

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. 950265, 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

APPROVED OCCUPANCY

Entire

Processing/Warehousing
Soft Goods

Limiting Conditions

This certificate supersedes
certificate issued

Approved:

Michael M. Dean
(Date) Inspector

Richard J. Hoff
Inspector of Buildings

Notice: This certificate shall be a legal title of building or premises and shall not be transferred from owner or users when property changes hands. Copy will be furnished to owner of record for the Code.

11-17-95

Certificate of Occupancy
Goodwill Ind of Maine
P.O. Box 8600
Portland, 04104
Change from Wholesale Warehouse
to Processing / Warehouse
soft goods, mail

City of Portland, Maine - Building or Use Permit Application - 389 Congress Street, 04101. Tel: (207) 874-8703. FAX: 874-8716

Location of Construction: 1-11 Diamond St		Owner: Goodwill Industries		Phone:		Permit No: 950876	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: E & B Construction		Address: P.O. Box 1913 Portland, ME		Phone: 84104 892-8415		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AS 21 1995 CITY OF PORTLAND </div>	
Past Use: Comm		Proposed Use: Same		COST OF WORK: \$ 11,606.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Demolish Loading Deck (10' x 80')				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: C3L- 873-1-206	
Permit Taken By: Mary Gresik		Date Applied For: 18 August 1995		Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan (adj/Grear/Drain)	
<ol style="list-style-type: none"> This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work. 				Signature: _____ Date: _____		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
		<p style="text-align: center;">as per Paul Belhoff: Materials used as fill by City of Portland no charge for dumping Applicant to use Single axle Dump Truck</p>				Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
				CERTIFICATION		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.						Date: <i>8/21/95</i>	
SIGNATURE OF APPLICANT: <i>Eugene Bellacose</i>		ADDRESS:		DATE: 18 August 1995		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:						PHONE:	

CEO DISTRICT **1**
M. Leach

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

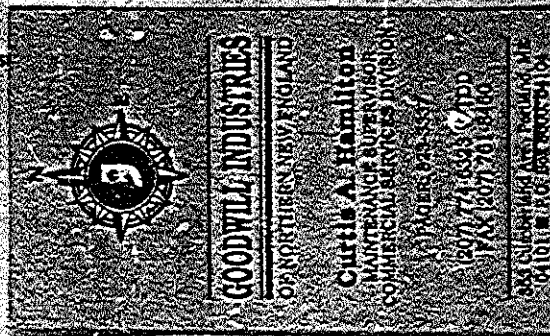
City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1 - 11 Diamond St		Owner: Goodwill Ind of Maine	Phone:	Permit No: 50861
Owner Address: P.O. Box 8600 Portland, ME 04104-8600		Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name: self		Address:	Phone:	
Part Use: Production/Processing Facility & office space	Proposed Use: Same	COST OF WORK: \$ 100,000.00	PERMIT FEE: \$ 520.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 17 1995 CITY OF PORTLAND </div>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Make Interior Renovations Construct Handicap Ramp		Signature: <i>[Signature]</i>	Signature:	
Permit Taken By: <u>Mary Greik</u>		Date Applied For: <u>01 August 1995</u>		Zoning: <u>ED</u> CBL: <u>023-E-006</u> Zoning Approval: <u>5/16/95</u> Special Zone or Review: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issue. You may invalidate a building permit and stop all work.

Dumpster: 300.00 for 30 days 30-2164/100276

PERMIT ISSUED WITH REQUIREMENTS



- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: 8/17/95
[Signature]

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Curtis Hamilton ADDRESS: Goodwill Industries of Northern New England
 DATE: 01 Aug 1995 PHONE: 423-3337
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Goodwill Industries of Northern New England PHONE: 774-6323

CEO DISTRICT 1

White-Permit Desk Green-Assessor's Office-D.P.W. Pink-Public File Ivory Card-Inspector

M. Leary

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Kathryn Pariseau, Paralegal
207 228-7372 direct
kpariseau@bernsteinshur.com

February 28, 2013

Via Hand Delivery

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

Re: 23-E-6/11 Diamond Street, Portland
13-I-20/ 43 Washington Avenue, Portland
20-E-19/67 India Street, Portland

RECEIVED

FEB 28 2013

Dept. of Building Inspections
City of Portland Maine

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above properties are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

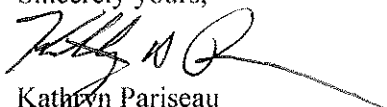
Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; Granite State Economic Development Corporation and U.S. Small Business Administration; and Androscoggin Savings Bank in c/o Tom Hanson, Esq., Bernstein Shur, 100 Middle Street, Portland, ME 04101

Enclosed please find our check in the amount of \$450 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

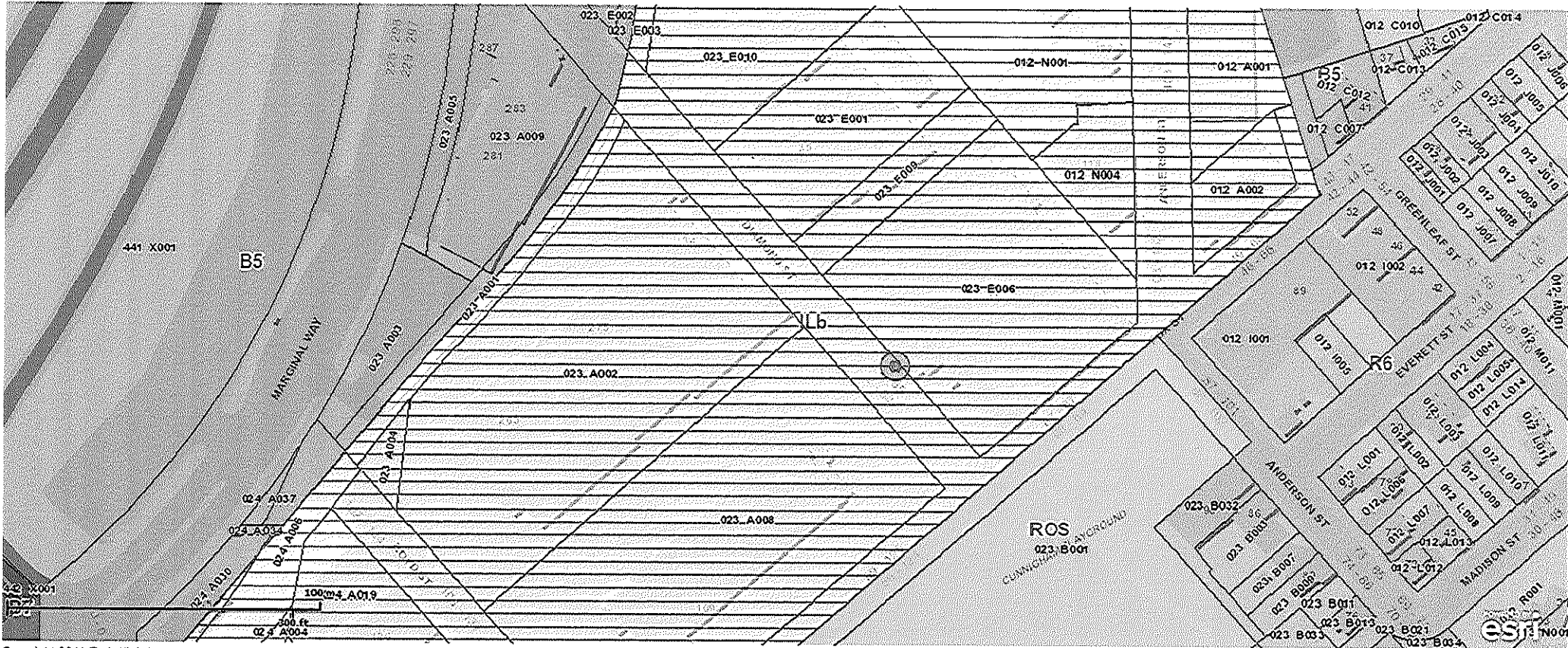
Please let me know by e-mail kpariseau@bernsteinshur.com when this is ready so that I may pick it up to save mailing time. **Any chance we can pick this up by March 12th?**

Sincerely yours,


Kathryn Pariseau

11 Diamond St

023-E-006



Copyright 2011 Esri. All rights reserved. Mon Mar 11 2013 10:35:30 AM

check manifeste
nothing in "G" DRIVE

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

CBL 023 E006001
Land Use Type BENEVOLENT & CHARITABLE
Property Location 11 DIAMOND ST
Owner Information GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND
 353 CUMBERLAND AVE
 PORTLAND ME 04104
Book and Page 11836/67
Legal Description 23-E-6
 DIAMOND ST 1-11 FOX
 ST 67-85 ANDERSON
 ST 110-112 61396 SF
Acres 1.4095

Current Assessed Valuation:

TAX ACCT NO. 3378 **OWNER OF RECORD AS OF APRIL 2012**
 GOODWILL INDUSTRIES OF
 NORTHERN NEW ENGLAND
 353 CUMBERLAND AVE
 PORTLAND ME 04104
LAND VALUE \$174,400.00
BUILDING VALUE \$1,049,200.00
BENEVOLENT AND CHARITABLE (\$1,223,600.00)
NET TAXABLE - REAL ESTATE \$0.00
TAX AMOUNT \$0.00

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



Best Viewed at 800x600, with Internet Explorer

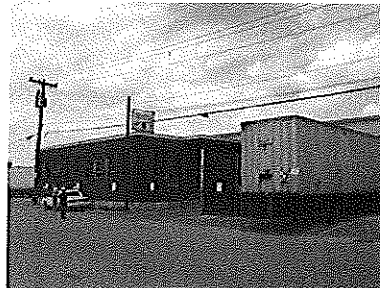
Building Information:

Building 1
Year Built 1955
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - GOODWILL INDUSTRIES
Square Feet 44722

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 44722
Use WAREHOUSE
Height 14
Walls CONC. BLOCK
Heating UNIT HEAT
A/C NONE

Other Features:

Building 1
Structure SPRINKLER - DRY
Size 44772X1

Building 1
Structure LOADING DOCK - STEEL/CONC
Size 3048X1

Building 1
Structure CANOPY - ONLY
Size 3048X1

Building 1
Structure DOCK LEVEL FLOORS
Size 44722X1

Building 1
Structure CANOPY - ROOF/SLAB
Size 4X20

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

RECEIPT OF FEES

Application No: 0000-1649	Applicant: GOODWILL INDUSTRIES OF NO
Project Name: 11 DIAMOND ST	Location: 11 DIAMOND ST
CBL: 023 E006001	Application Type: Determination Letter
Invoice Date: 03/01/2013	

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 023 E006001
Bill to: GOODWILL INDUSTRIES OF NORTHERN NEW E
 353 CUMBERLAND AVE
 PORTLAND, ME 04104

Application No: 0000-1649
Invoice Date: 03/01/2013
Invoice No: 40269
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.