



PORTLAND MAINE

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

March 8, 2013

Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029
Attn: Tabitha J. Berube

RE: 57-63 Union Street/ 2 Canal Plaza – 032-I-033 (the "Property")- B-3 with a PAD Overlay Zone

Dear Ms. Berube,

I am in receipt of your request for a determination letter concerning the Property.

The Property is located within the B-3 Downtown Business Zone. There is also a Pedestrian Activities District (PAD) Overlay Zone along Middle Street that limits first floor uses in the Ordinance. To the best of my knowledge the Property is in compliance with applicable zoning codes, regulations and related ordinances. There are no pending or threatened violations against the Property that I am aware of. I am enclosing copies of the original building permit along with certificate of occupancies.

If you have any questions concerning 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

enclosures



B3 BUSINESS BLDG.

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 5 1972
01203

CITY of PORTLAND

Class of Building or Type of Structure
Portland, Maine, August 17, 1972

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~demolish~~ 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 Canal Plaza (Sd II) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Verrill, Dana, Philbrick, Putman & Williamson Telephone _____
Exchange St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Pizzagalli Constr. Joy Drive, Telephone _____
Burlington, Vt. Plans _____ No. of sheets _____
 Architect _____ Specifications _____
 Proposed use of building offices No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 556,540. Fee \$ 1,700.

General Description of New Work

To construct 90'x100' 4 story office bldg as per plans

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 Contractor Robert K. Kessell

Details of New Work

14 Exchange St
Portland, Me.

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ 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 _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ 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? _____

Miscellaneous

APPROVED:

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are _____

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to **Verrill, Dana, Philbrick, Putman & Williamson, 1 Canal Plaza** LOCATION **1 Canal Plaza - Satellite II** Date of Issue **April 12, 1974**

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. **72/1203**, 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

entire

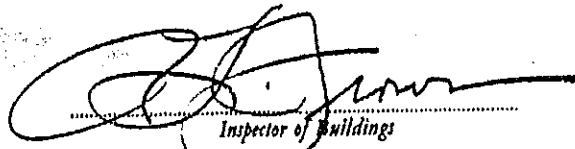
APPROVED OCCUPANCY

four (4) story office building.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: **4/12/74 Nelson F. Cartwright**
(Date) Inspector


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
Department of Building Inspection

Certificate of Occupancy

LOCATION Two Canal Plaza

Issued to Unum

Date of Issue 05-20-91

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. 91/2386, 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

Office Space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/22/91
(Date)

Mark [Signature]
Inspector

[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
Department of Building Inspection

Certificate of Occupancy

LOCATION Two Canal Plaza

Issued to UNUM

Date of Issue 6/20/91

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. 91/2305, 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

Second & third floors

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/22/91
(Date)

Mark [Signature]
Inspector

[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.

No 8. 6-24-91



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2 Canal Plaza CBL: 032 I033

Issued to October Corporation

Date of Issue April 9, 2001

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. 010134, 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

1st Floor

APPROVED OCCUPANCY

Use Group: B
Type 2C
Boca: 1999
Commercial Space

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

4/10/01
(Date)

Thomas N. Mackley
Inspector

[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.

04/10/01
[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2 Canal Plaza

CBL 032 I033001

Issued to October Corporation/Reagan & Company

Date of Issue 08/17/2004

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. 04-0703, 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

second floor

APPROVED OCCUPANCY

office space
use group: B
type: 2C
BOCA 1999

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8/24/04
(Date)

G. Rowe
Inspector

[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.

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

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

February 26, 2013

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

RECEIVED

FEB 27 2013

Dept. of Building Inspections
City of Portland Maine

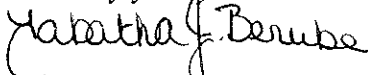
Re: Cow Plaza 2 LLC
Two Canal Plaza
32-I-33

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above property 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.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,


Tabatha J. Berube

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

RECEIPT OF FEES

Application No: 0000-1646	Applicant: COW PLAZA 2 LLC
Project Name: 2 CANAL PLAZA	Location: 2 CANAL PLAZA
CBL: 032 I033001	Application Type: Determination Letter
Invoice Date: 02/27/2013	

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 032 I033001
Bill to: COW PLAZA 2 LLC
 100 COMMERCIAL ST
 PORTLAND, ME 04101

Application No: 0000-1646
Invoice Date: 02/27/2013
Invoice No: 40247
Total Amt Due: \$0.00
Payment Amount: \$150.00