



Planning &amp; Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

March 26, 2014

Mechanic's Savings Bank  
100 Minot Avenue  
Auburn, Maine 04210-0400

RE: 71 Marginal Way, Portland, Maine; 34-K-2-3 (the "Premises")

The undersigned hereby certifies with respect to the above-referenced property owned by 71 Marginal Way, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:  
Zoning Ordinance of the City of Portland revised through August 15, 2013.
2. The Premises are located in the following zoning district under the Zoning Ordinance:  
The B-7 Mixed Development District Zone, and the current use of the property as a commercial office building is a permitted use thereunder.
3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

 NONE UNRESOLVED VIOLATIONS EXIST

4. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a)  Certificate of Occupancy [N/A] Conditional Use Approval
- (b)  Site Plan Approval -#2003-0148
- (c)  [N/A] Subdivision Approval
- (d)  Building permit - #04-0153
- (e)  [N/A] Condominium Conversion

Signed: \_\_\_\_\_

*Marge Schmuckal*  
Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

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

Permit No: 04-0153	Issue Date: APR 1 2004	CBL: 034 K003001
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Location of Construction: 71 Marginal Way	Owner Name: Furman Ross Y Jr	Owner Address: Po Box 2 CITY OF PORTLAND	Phone: 207-775-3000
Business Name: n/a	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: 2077722888
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Commercial	Zone: B5

Fast Use: Vacant: also includes 034K002	Proposed Use: Also includes 034K002: Commercial / Build 2800 sq. ft. Branch Bank	Permit Fee: \$5,496.00	Cost of Work: \$600,000.00	CEO District: 1
Proposed Project Description: also includes 034K002: Build 2800 sq. ft. Branch Bank		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 4/6/04	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: 88	Date Applied For: 02/23/2004	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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.		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Enc</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-01A-B</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/6/04</i>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Date: _____		

*Required for my New Signage 4/20/04*

**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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Engineering Copy**

2003-0148  
Application I. D. Number

Furman Rosa Y  
Applicant  
Po Box Two, Portland, ME 04112  
Applicant's Mailing Address

7/21/2003  
Application Date

Gorham Savings Bank  
Project Name/Description

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

71 - 71 Marginal Way, Portland, Maine  
Address of Proposed Site  
034 K003001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

2,782 s.f.  
Proposed Building square Feet or # of Units  
Acres of Site \_\_\_\_\_  
BS  
Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-00 Streets Review    |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic/Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 7/23/2003

**Engineering Approval Status:**

Reviewer Tony \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 10/14/2003 Approval Expiration 10/14/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Rick Knowland 1/4/2004  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	3/31/2004 date	\$111,050.00 amount	4/18/2004 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/30/2004 date	\$2,221.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date	signature	
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

2003-0148

Application I. D. Number

7/21/2003

Application Date

Gorham Savings Bank

Project Name/Description

Furman Ross Y

Applicant

Po Box Two, Portland, ME 04112

Applicant's Mailing Address

71 - 71 Marginal Way, Portland, Maine

Address of Proposed Site

034 K003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Planning

1. That an easement to the City for the traffic control box shall be submitted to City staff for review and approval.
2. That an easement for the landscaping within the City right-of-way (excluding the street trees) shall be submitted for City Staff review and approval.
3. The directional signs by the two entrances shall be no higher than 4 feet high unless otherwise approved in writing by the Planning Authority.
4. The sidewalk and curb alignment shall tie in with the proposed Hollywood Video site.
5. The site plan shall be revised to specify the excavation limited and proposed utility service connections in Marginal Way and Preble Street for review and approval by Public Works.
6. The site plan shall be revised to reflect a sanitary sewer service connection construction detail for review and approval by Public Works.

Approval Conditions of Engineering

1. The site plan shall be revised to specify the excavation limit and proposed utility service connections in Marginal Way and Preble Street for review and approval by Public Works.
2. The site plan shall be revised to reflect a sanitary sewer service connection construction detail for review and approval by Public Works.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 71 Marginal Way

CBL 034 K003001

Issued to Furman Ross Y Jr/Allied/Cook Construction

Date of Issue 11/10/2004

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. 04-0153, 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

bank  
use group: B  
type: 5B  
BOCA 1999

Limiting Conditions:

none Final Special Inspection Summary w/ closure and compliance statement must be provided to this office by 11/18/2004

This certificate supersedes  
certificate issued

Approved:

11/10/04  
(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 ZONING LETTER

March 12, 2014

Mechanic's Savings Bank  
100 Minot Avenue  
Auburn, Maine 04210-0400

Re: 71 Marginal Way, Portland, Maine; 34-K-2-3 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by 71 Marginal Way, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through August 15, 2013.

2. The Premises are located in the following zoning district under the Zoning Ordinance: Urban Commercial Business – B7, and the current use of the property as a commercial office building is a permitted use thereunder.

3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE                       UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

\_\_\_\_\_

4. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a)   Certificate of Occupancy.
- (b)   Conditional Use Approval.
- (c)   Site Plan Approval.
- (d)   Subdivision Approval.
- (e)   Building Permit.
- (f)   Condominium Conversion.
- (g)   Other: \_\_\_\_\_ .

Signature of Authorized Person: \_\_\_\_\_

Typed or Printed Name of Signatory: Marge Schmuckal

Title of Signatory: Zoning Administrator

City or Other Governmental Agency: City of Portland, Zoning Administration

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1867	<b>Applicant:</b> 71 MARGINAL WAY LLC
<b>Project Name:</b> 71 MARGINAL WAY	<b>Location:</b> 71 MARGINAL WAY
<b>CBL:</b> 034 K002001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 03/18/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$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
<b>Total Current Fees:</b>	+	<b>\$150.00</b>
<b>Total Current Payments:</b>	-	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 034 K002001  
**Bill to:** 71 MARGINAL WAY LLC  
 65 TOWN FARM RD  
 BUXTON, ME 04093

**Application No:** 0000-1867  
**Invoice Date:** 03/18/2014  
**Invoice No:** 44423  
**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 | 389 Congress Street | Portland, Maine 04103 | Room 115 | (207) 874-8486

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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** 034 K002001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
 Verify legal use with Inspections Division  
**Property Location** 71 MARGINAL WAY  
**Owner Information** 71 MARGINAL WAY LLC  
 65 TOWN FARM RD  
 BUXTON ME 04093  
**Book and Page** 30862/157  
**Legal Description** 34-K-2-3  
 MARGINAL WAY 71-75  
 14372 SF  
**Acres** 0.3299

**Current Assessed Valuation:**

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

**TAX ACCT NO.** 5214 **OWNER OF RECORD AS OF APRIL 2013**  
 FURMAN JENNIFER V  
**LAND VALUE** \$194,200.00  
**BUILDING VALUE** \$554,090.00 65 TOWN FARM RD  
 BUXTON ME 04093  
**NET TAXABLE - REAL ESTATE** \$748,290.00  
**TAX AMOUNT** \$14,524.32



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** 2004  
**Style/Structure Type** SAVINGS/LOAN  
**# Units** 1  
**Building Num/Name** 1 - GORHAM SAVINGS BANK  
**Square Feet** 2804

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

**Exterior/Interior Information:**

**Building 1**  
**Levels** 01/01  
**Size** 2804  
**Use** BANK/SAVINGS INSTITUTION  
**Height** 10  
**Walls** BRICK/STONE  
**Heating** HEAT PUMP  
**A/C** CENTRAL

**Other Features:**

**Building 1**  
**Structure** BANK CANOPY  
**Size** 12X16