



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

September 22, 2005

Karen L. Pelletier
Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

RE: 601 Danforth Street – Merrill Industries - #72-A-003 & 012 – Waterfront Port Development Zone (WPDZ) with a Shoreland overlay zone (the “Property”)

Dear Karen,

I am in receipt of your request of a determination letter concerning Merrill Industries Property. The buildings and improvements located at 601 Danforth Street and depicted on Tax Map 72, Block A, lots 3-12 (the “Property”) is zoned Waterfront Port Development Zone (WPDZ) with a Shoreland overlay zone, which zoning permits use of the Property as those listed on the attached copy of WPD Zone. Among the permitted WPD Zone uses are: “Marine cargo handling facilities, including docking, loading and related storage” and “Warehousing and storage of goods which are awaiting shipment via cargo carriers”.

It is also noted that the WPD Zone is exempted from meeting the required seventy-five (75) foot setback from High Water Mark as stated under the Shoreland zoning requirements section 14-449.

The Property, including the building under construction, complies with all applicable land use and zoning requirements of the City of Portland and there are no violations against the Property on file with the City. Further, to the best of my knowledge, all required municipal permits and licenses with respect to the Property have been obtained and are in good standing.

Very truly yours,

Marge Schmuckal
Zoning Administrator
CC: file

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

Karen L. Pelletier
Paralegal Supervisor
207 228-7337 direct
kpelletier@bernsteinshur.com

August 23, 2005

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: Merrill Industries, Danforth Street, Portland

Dear Marge:


*Shoreland overlay
1A-449 ex. 1st
100-751 setbacks*

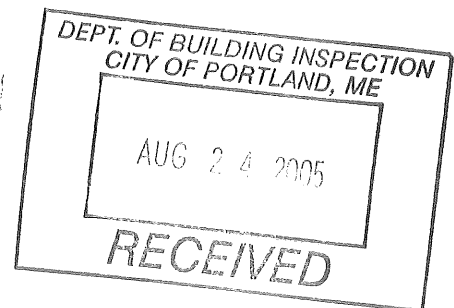
This will serve to follow-up our telephone conversation this afternoon. Will you please issue a letter confirming that:

“the buildings and improvements located at 601 Danforth Street and depicted on Tax Map 72, Block A, Lots 3-12 (the “Property”) is zoned WPD 2 which zoning permits use of the Property as _____. The Property, including the building under construction, complies with all applicable land use and zoning requirements of the City of Portland and there are no violations against the Property on file with the City. Further, all required municipal permits and licenses with respect to the Property have been obtained and are in good standing.”

Enclosed please find our check in the amount of \$150 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.

Sincerely yours,


Karen L. Pelletier



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

Card Number 1 of 3
 Parcel ID 072 A003001
 Location 601 DANFORTH ST
 Land Use MANUFACTURING & CONSTRUCTION

 Owner Address MERRILL INDUSTRIES INC
 601 DANFORTH ST
 PORTLAND ME 04102

 Book/Page
 Legal 72-A-3-12
 DANFORTH ST 533-559
 W COMMERCIAL 364-390
 797356 SF 448351 SF

called 601

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$3,126,180	\$3,845,050	\$6,971,230

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$3,821,600	\$4,247,670	\$8,069,270

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1924	1	18000	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
18.305	22800		OFFICE WAREHOUSE	MERRILLS MARINE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	6000	SUPPORT AREA
1	01/01	4200	MULTI-USE OFFICE
1	01/01	1800	WAREHOUSE
1	02/02	4200	MULTI-USE OFFICE
1	02/02	1800	WAREHOUSE

Height	Walls	Heating	A/C
8		NONE	NONE
12	BRICK/STONE	HW/STEAM	NONE
12	BRICK/STONE	NONE	NONE
12	BRICK/STONE	HW/STEAM	NONE
12	BRICK/STONE	NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	CANOPY - ROOF/SLAB	1
3	CANOPY - ROOF/SLAB	1