

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

July 17, 2014

J. Casey McCormack, Esq.
c/o Jensen-Baird Gardner-Henry
Ten Free Street
P.O. Box 4510
Portland, Maine 04112-4510

RE: 43 Baxter Boulevard – 112-F-022 (the "Property") – B-2 Zone

Dear Attorney J. Casey McCormack,

I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within the B-2 Community Business Zone which allows professional offices (i.e. medical offices) by right along with other permitted uses.

A search of the Inspection Services files shows that all permits have been acquired for establishing the current use. A copy of the building permit and certificates of occupancy have been enclosed with this letter.

To the best of my knowledge, there are no outstanding violations, complaints or pending legal action against the Property.

If you have any questions regarding 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". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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: 10-1431	Issue Date:	CBL: 112 F022001
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Location of Construction: 43 BAXTER BLVD	Owner Name: CHABOT STREET LLC	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Office	Proposed Use: Commercial - Medical Office - Tenant fit-up for medical office	Permit Fee: \$3,595.00	Cost of Work: \$350,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: SB IBC-2003	

Proposed Project Description: Tenant fit-up for medical office	Signature: (KG)	Signature: JMB 12/6/10
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: Idobson	Date Applied For: 11/17/2010	Zoning Approval
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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 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/17/10</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 Date: _____	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: _____
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PERMIT ISSUED

DEC - 6

City of Portland

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



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Issued to CHABOT STREET LLC
Date Issued 3-22-2011

Location 43 Baxter Blvd.
CBL 112 F022001

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. 2011-02-400, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st & 2nd Floor South Side

APPROVED OCCUPANCY

Commercial Medical Offices
Use Group B, Type 5B
IBC-2009

Limiting Conditions: NONE

Approved:

3/22/11
[Signature]

CAPT *R. Gauthier* *Inspector* 3-22-11

[Signature]

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises and ought to be transferred from owner to owner upon the sale of the property.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 43 BAXTER BLVD CBL 112 F022001

Issued to Chabot Street Llc /WRIGHT RYAN CONSTRUCTION Date of Issue 02/24/2011

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. 10-143, 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 Elevator Lobby & 2nd Floor North Wing

APPROVED OCCUPANCY

Medical Offices
Use Group B
Type 5B
IBC-2003

Limiting Conditions: None

This certificate supersedes certificate issued

Approved:

2/24/11

(Date)

[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.



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

2011-467

PROJECT NAME: 43 BAXTER

PROJECT ADDRESS: 43 BAXTER Boulevard CHART/BLOCK/LOT: 112-F-022

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

ADDING PARKING LOT LIGHTS

CONTACT INFORMATION:

OWNER/APPLICANT

Name: WRIGHT-PYAM Construction

Address: 10 DANFORTH ST.
PORTLAND, ME 04101

Work #: 207-773-3625

Cell #: 756-2520 PETER HARRIS

Fax #: 207-773-5173

Home #: _____

E-mail: pharr@wright-pyam.com

CONSULTANT/AGENT

Name: WLS LIGHTING SYSTEMS

Address: PO Box 100519
FORT WORTH, TX 76185

Work #: 1-800-633-8711

Cell #: _____

Home #: _____

E-mail: 66@wls-lighting.com

*Closed out
02/28/11*

SCANNED

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division Y(yes), N(no), N/A

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Y(yes), N(no), N/A
a) Is the proposal within existing structures?	N	N/A
b) Are there any new buildings, additions, or demolitions?	N	N
c) Is the footprint increase less than 500 sq. ft.?	N	N/A
d) Are there any new curb cuts, driveways or parking areas?	N	N
e) Are the curbs and sidewalks in sound condition?	Y	Y
f) Do the curbs and sidewalks comply with ADA?	Y	Y
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

Signature of Applicant:

P. Harris

Date:

1/18/11



Attorneys at Law

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
(207) 775-7935 (Fax)

www.jbgh.com

KENNETH M. COLE III
NICHOLAS S. NADZO
DAVID J. JONES
MICHAEL A. NELSON
RICHARD H. SPENCER, JR
LAWRENCE R. CLOUGH
RONALD A. EPSTEIN
WILLIAM H. DALE
F. BRUCE SLEEPER
DEBORAH M. MANN
LESLIE E. LOWRY III
PATRICIA M. DUNN
MICHAEL J. QUINLAN

R. LEE IVY
ROGER P. ASCH
NATALIE L. BURNS
SALLY J. DAGGETT
BRENDAN P. RIELLY
NICHOLAS J. MORRILL
MARCIA G. CORRADINI
KATHLEEN T. KONKOLY
MARK A. BOWER
ALYSSA C. TIBBETTS
J. CASEY MCCORMACK
TUDOR N. GOLDSMITH

MERTON G. HENRY
FRANK H. FRYE
JOSEPH H. GROFF III
BRIAN C. BROWNE
OF COUNSEL

RAYMOND E. JENSEN
(1908-2002)

KENNETH BAIRD
(1914-1987)

M. DONALD GARDNER
(1918-2003)

YORK COUNTY
OFFICE

11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043
(207) 983-4676 (Phone)
(207) 984-4930 (Fax)

July 15, 2014

Ms. Marge Schmuckal
389 Congress St, Room 308
Portland, Maine 04101

Re: Zoning Determination Letter Request
43 Baxter Boulevard

Dear Ms. Schmuckal:

B-2

On behalf of Chabot Street LLC, we are requesting a zoning and code enforcement determination letter for the following property:

Property Address: 43 Baxter Boulevard (aka 41-47 Baxter Boulevard)
Chart/Block/Lot: 112/F/22
Owner Name: Chabot Street LLC

Pursuant to city policy, we have enclosed a check in the amount of \$150.00 made out to the City of Portland for the zoning determination letter request. I have also enclosed a copy of the assessment data sheet. Please feel free to reach out to me should you have any questions.

Very truly yours,

J. Casey McCormack, Esq

enc.

cc: Chabot Street LLC (via email)

Assessor's Office | 388 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-5486

Home | Search | Search History | City Council | Board of Selectmen | Information | Contact Us

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:

<p>Services</p> <p>Appraisal</p> <p>City of Portland</p> <p>Home</p> <p>Information</p> <p>Map</p> <p>Q & A</p> <p>Review My Information</p> <p>Search History</p>	<p>CBL 112 F022001</p> <p>Land Use Type OFFICE & BUSINESS SERVICE</p> <p>Verify legal use with Inspections Division</p> <p>Property Location 43 BAXTER BLVD</p> <p>Owner Information CHABOT STREET LLC 100 SILVER ST PORTLAND ME 04101</p> <p>Book and Page 15651/019</p> <p>Legal Description 112-F-22 BAXTER BLVD 41-47 PROPOSED ST 53598 SF</p> <p>Acres 1.2304</p>
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Current Assessed Valuation:

TAX ACCT NO.	16000	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$413,400.00	CHABOT STREET LLC
BUILDING VALUE	\$2,967,900.00	100 SILVER ST
NET TAXABLE - REAL ESTATE	\$3,381,300.00	PORTLAND ME 04101
TAX AMOUNT	\$65,631.04	

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

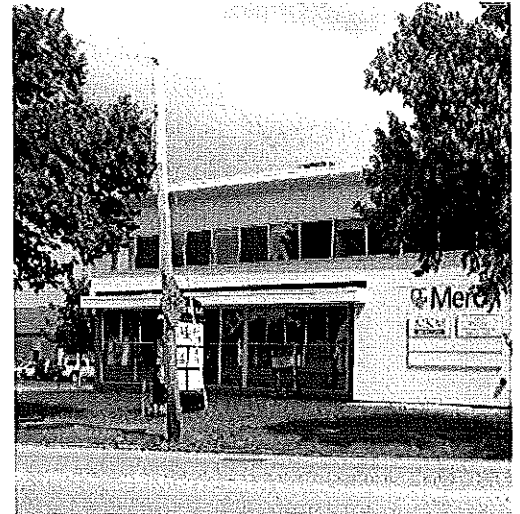
Building Information:

	Building 1
Year Built	1972
Style/Structure Type	MEDICAL OFFICE
# Units	1
Building Num/Name	1 - MEDICAL OFFICE BLDG
Square Feet	23736

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



450 State Street, 11
Portland, ME 04101
Tel: 207-874-5486



Exterior/Interior Information:

	Building 1
Levels	01/01
Size	2207
Use	MEDICAL CENTER
Height	10

Walls MASNRY/FRAME
Heating HEAT PUMP
A/C CENTRAL

Building 1

Levels 01/01
Size 9661
Use MEDICAL CENTER
Height 10
Walls MASNRY/FRAME
Heating HEAT PUMP
A/C CENTRAL

Building 1

Levels 02/02
Size 11868
Use MEDICAL CENTER
Height 10
Walls MASNRY/FRAME
Heating HEAT PUMP
A/C CENTRAL

Other Features:

Building 1

Structure ELEVATOR - ELEC. PASSENGER
Size 2500X90

Building 1

Structure SPRINKLER - WET
Size 23736X1

Outbuildings/Yard Improvements:

Building 1

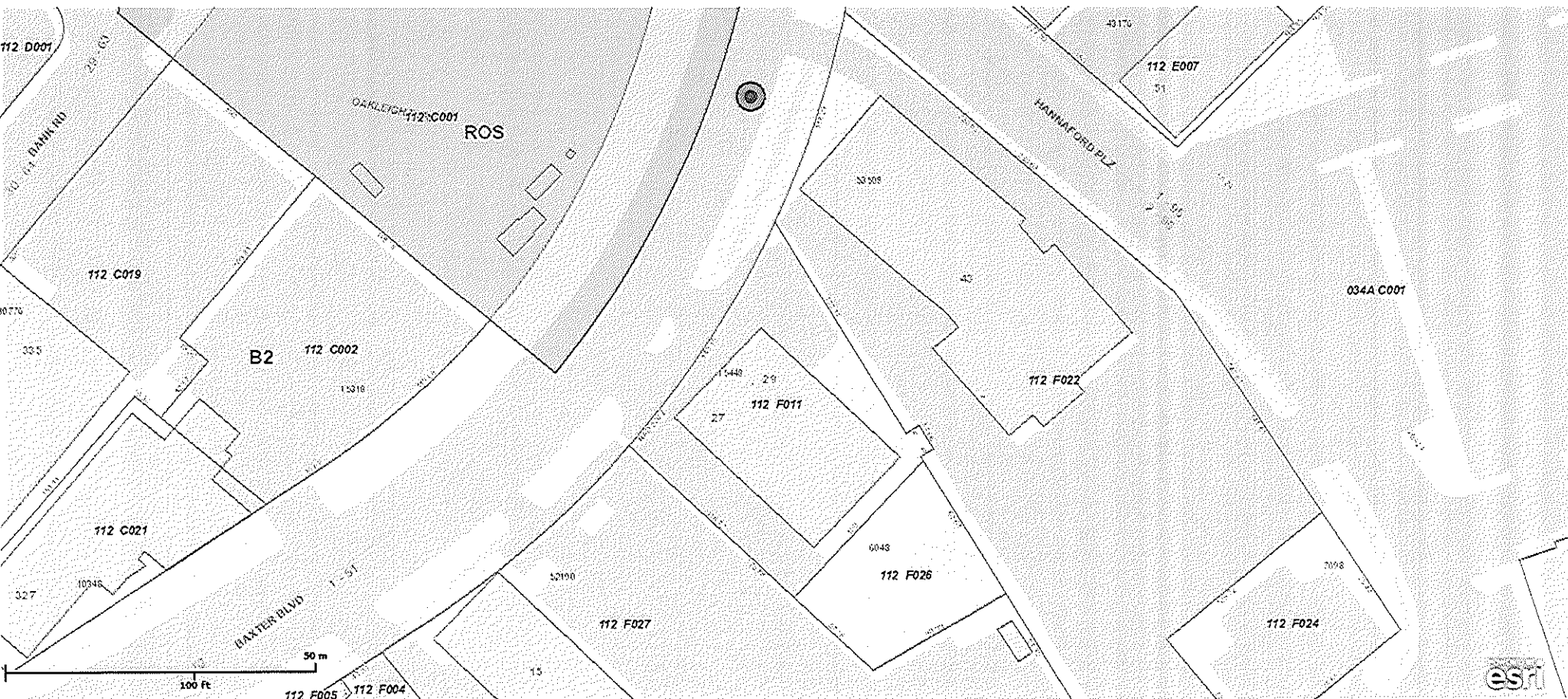
Year Built 1980
Structure ASPHALT PARKING
Size 35000
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
8/11/2000	LAND + BUILDING	\$0.00	15651/019

[New Search!](#)

43 Baxter Blvd



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No:	0000-1973	Applicant:	CHABOT STREET LLC
Project Name:	43 BAXTER BLVD	Location:	43 BAXTER BLVD
CBL:	112 F022001	Application Type:	Determination Letter
Invoice Date:	07/17/2014		

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 112 F022001
Bill To: CHABOT STREET LLC
 100 SILVER ST
 PORTLAND, ME 04101

Application No: 0000-1973
Invoice Date: 07/17/2014
Invoice No: 45798
Total Amt Due: \$0.00
Payment Amount:

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/792/Permit-Status>

[Click Here to Pay On Line](#)