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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

October 15, 2009

Enterprise
6 Perimeter Road – East
Londonderry, NH 03053

Attn: Chris Martin

RE: 1126-1128 Westbrook Street – 207-A-010 & 210-B-039 - (the “Property”) - AB
Airport Business Zone

Dear Mr. Martin,

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

The Property is located within an A-B Airport Business Zone. The last approved use was for car rental, leasing, parking facility and offices for same. The original building permit for these uses was issued on June 26, 1981. A certificate of occupancy was issued after work was completed on September 4, 1981. Our records do not indicate any approved change of use since the originally approved permit. These approved uses may continue without required permits when there is a change of ownership. The transfer of ownership will not invalidate any previously issued occupancy permits or previously grandfathered uses.

Parking requirements are based upon usage as outlined under Division Twenty of the City of Portland’s Land Use Ordinance. The parking requirement for an office use is one parking space per 400 square foot of use. It is my understanding that the office building is 44’x44’ which would translate into the requirement of five (5) off-street parking spaces. Although I have not been provided a site plan that shows the amount of parking available, I am confident that many more than five spaces are provided on site. The Property complies with the current parking requirements.

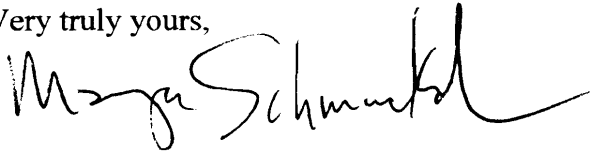
The Property is not located within a Special Hazard Area, as designated on the applicable Flood Insurance Rate Map for the City of Portland. The Property is located on Panel 12 in Zone X which is not a Special Hazard Area. I have enclosed a copy that portion of Panel 12 which applies to the Property.

Permit applications for any future exterior and interior remodeling are available on-line or in our office. All proposals are subject to the City's approval of any necessary plans and specifications.

In the event the improvements located on the Property are destroyed, the City would grant a building permit to rebuild said improvement to the same condition and density as existed prior to such destruction (section 14-385) in accordance with all existing and current codes and regulations of the City. It is noted that the restoration or reconstruction occurs within one (1) year of the initial damage where such damage is sudden and accidental. I have enclosed a copy of section 14-385.

If you have any other questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: file

enclosures

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

243

Merlissa Corp (Budget Rent a Car
 Applicant
181 Craigie St.
 Mailing Address
office for auto rental
 Proposed Use of Site
127,991 sq/ ft. 1936 sq. ft.
 Acreage of Site / Ground Floor Coverage

Date May 18, 1981

1126-1128 Westbrook St.
 Address of Proposed Site
207-A-10 & 210-B-39
 Site Identifier(s) from Assessors Maps
A-B
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULI.,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

[Signature] 5/18/81
 SIGNATURE OF REVIEWING STAFF/DATE



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 26 1981

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, May 18, 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE:

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1126 Westbrook Street Fire District #1 #2

1. Owner's name and address Marlissa Corp. - 1001 Westbrook St. Telephone

2. Lessee's name and address

3. Contractor's name and address Bill Skoolicas - 181 Craigie St. Telephone 773-5504

4. Architect Maine State Bldg. Inc. 04102 Plans No. of sheets

Proposed use of building Budget-rent-a-car office & parking facility No. families

Last use

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 102,000 Fee \$ 461.00

75,000 338.56

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To construct 44' x 44' - 1.936 square foot building as per plans. 1 sheet of plans. masonry bldg.

Stamp of Special Conditions

Send permit c/o Bill Skoolicas

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank & leaching bed

Has septic tank notice been sent? Form notice sent? leaching bed

Height average grade to top of plate 11' 6" Height average grade to highest point of roof 11' 6"

Size, front 44 depth 44 No. stories 1 solid or filled land? ledge earth or rock?

Material of foundation concrete Thickness, top 12 in bottom

Kind of roof flat Rise per foot

Roof covering tar & gravel

No. of chimneys none Material of chimneys

Kind of heat elec. 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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? no

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes...

Fire Dept.:

Health Dept.:

Others:

Bill Skoolicas



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Marlissa Corporation**

LOCATION **1126 Westbrook Street**

Date of Issue **Sept. 4, 1981**

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. **81/597**, 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

Limiting Conditions:

Rent-A-Car & Parking Facility

This certificate supersedes
certificate issued

Approved:

(Date)

7/1/81
Mark Seay
Inspector

P. [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.

June 25, 1981

Maine State Builders, Inc.
181 Craicde St.
Portland, Me. 04102

Att: William Skoolicas

Sir:

Your building permit application to construct a 44'x44' masonry building at 1126 Westbrook Street, is hereby approved subject to the following.

1. Ventilation must be provided in the service area to prevent the accumulation of carbon monoxide or exhaust fumes in excess of (1) part in ten thousand (10,000) or one hundredth of one per cent (.01%) or the concentration of gasoline vapors in excess of twenty (20) cent. This office may request a test by a qualified testing laboratory with the cost to be borne by the owner (Sec. 414.3).
2. When motor vehicles are to be operate or engines are to run for test purposed or minor adjustments, provisions shall be made to collect the exhaust fumes from each vehicle individually and to discharge such fumes to the outer air by means of a positive induced draft.
3. Doors leading to the service area from the office areas shall be one-hour rated doors and casings.

If I may be of any further assistanc, please feel free to call.

Yours truly,

Walter Hilton
Chief of Inspection Services

WH:k

Sec. 14-385. Restoration or reconstruction within an existing footprint of damaged nonconforming building or premises.

A nonconforming building, or building of nonconforming use, damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be restored or rebuilt only where:

- (a) The restoration or reconstruction is of a building which is nonconforming only as to land area, setbacks or any other dimensional requirements; and
- (b) Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and will not create a new nonconformity; and
- (c) Restoration or reconstruction occurs within one (1) year of the initial damage where such damage is sudden and accidental; or
- (d) Restoration or reconstruction necessitated by decay must be completed within one (1) year of the demolition of the building or the commencement of the restoration or reconstruction, whichever occurs first.

For the purpose of this section, the footprint of a building is the perimeter of the foundation supporting a structure.

(Code 1968, § 602.17.E; Ord. No. 89-88, 7-19-88; Ord. No. 284-99, §2, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 89-88, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 89-88.

FAX



To: Chris Martin
Fax Number: (603) 634-4107

From: Marge Schmuckel
Fax Number:

Date: 10/15/09

Regarding: 1126 - 1128 Westbrook St. determination

Total Number Of Pages Including Cover: 3

Phone Number For Follow-Up: (207) 874-8695

Comments:

Chris -

Here is my determination letter - The original is being sent by mail -

Please, remember The separate permits are required for any replacement or New Sewage

Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207) 874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

3.26 20 07

Received from: Enterprise / Kings

Location of Work: 1123 Westbrook St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 1500

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other: Zoning

CBL: 207-A-10

Check #: 090432

Total ~~090432~~ 1500

RECEIVED

Dept. of Building Inspections
City of Portland, Maine

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. A. [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

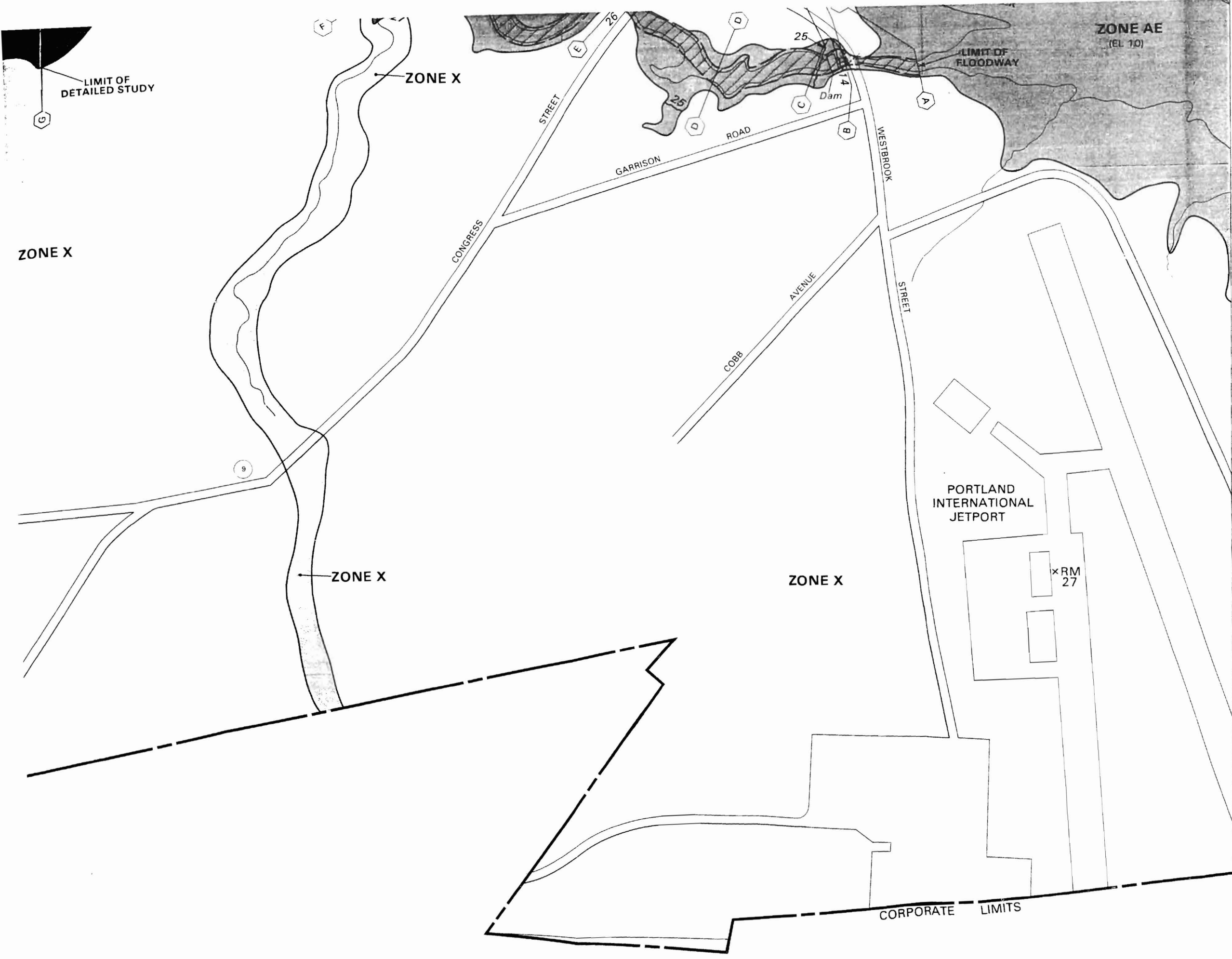
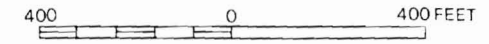
FLOOD INSURANCE RATE MAP REVISIONS:

December 8, 1998 - to change base flood elevations, to add base flood elevations, to change zone designations, to update map form, and to change floodway

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND,
MAINE
CUMBERLAND COUNTY

PANEL 12 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

DEPT. OF PUBLIC UTILITIES
CITY OF PORTLAND, ME

JAN 20 2004

COMMUNITY-PANEL NUMBER
230051 0012 C



MAP REVISED:
DECEMBER 8, 1998