



PORTLAND MAINE

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

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

April 6, 2011

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104
Attn: Jessica Edge

RE: 513 Warren Avenue – BJ's Plaza – 304-B-033 & 314-B-7 – Your Ref. No.
54688-68 - (the "Property") – B-4 Zone

Dear Ms. Edge,

The Property is located within a B-4 Zone. The B-4 Zone also abuts all sides of the Property. The Property was not a Planned Unit Development. There are no special, restrictive or overlay districts affecting the Property. I am not aware of any legal nonconforming issues regarding the Property. To the best of my knowledge the site is in compliance with the current Zoning Ordinance. The Property was not granted any variances, special exceptions, conditional use permits, or zoning relief of any kind according to our records. The approved use is a retail/wholesale outlet with a self-service gasoline station.

To the best of my knowledge, our records do not show any unresolved zoning code violations. There are no open violations on file in our records.

To the best of my knowledge, our records do not show any unresolved building code violations and/or complaints. There are no open violations on file in our records.

The Property was developed with Planning Site Plan approval under a major site plan review. This office does not have a copy of the Planning approval letter on file.

Certificates of Occupancy for the Property were issued and have been enclosed with this letter.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator



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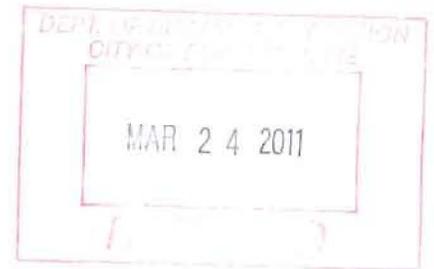
Marge Schmuckal
Zoning Administrator



The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944 · Toll Free Fax (888) 523-9008
Please fax to my direct fax number 405-702-9485

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 03/23/2011
Subject: Zoning Verification Letter and additional documents
Ref. Number: 54688-68
RE: 5104 BJ's Plaza
513 Warren Road
Portland, Maine
Add'l Info: CBL- 304 B033001



Attached is our request for zoning information on the above-described property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above or via email to jessica.edge@pzs.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$150.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3356. You may also reach me by email at: jessica.edge@pzs.com.

Sincerely,
Jessica Edge

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104

03/23/2011

ATTN: Jessica Edge

Ref. No. 54688-68

513 Warren Road

Portland, Maine

Add'l Info. CBL- 304 B033001

RE: 5104 BJ's Plaza



What is the current Zoning of the property? _____

What are the abutting zoning designations? North _____ South _____ East _____ West _____

Was this a Planned Unit Development? If so, could we please get a copy of the PUD?

Is the property in any special, restrictive or overlay district?

Is this site in compliance with the current Zoning Ordinance?

Are there any legal nonconforming issues?

Was this property granted any variances, special exceptions, conditional use permits, or zoning relief of any kind? If so, please provide a copy of all the documents. If copies are unavailable, would you briefly outline the conditions of the applicable document (excluding signage)?

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Was this property developed with Site Plan approval?

If so, could we get a copy of the approved plan and/or conditions, which includes information pertaining to: use, density, setbacks, height and parking?

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

(PLEASE COPY ONTO YOUR LETTERHEAD)

3/23/2011

Add'l Info: CBL- 304 B033001

RE: 5104 BJ's Plaza
513 Warren Road
Portland, Maine

Ref. No. 54688-68

Based on our records [choose one]:

_____ A valid final certificate of occupancy has been issued and is now outstanding for the Project. For any certificate of occupancies not found, the absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)

_____ Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)

_____ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).

_____ We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.

_____ This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

912292

PERMIT # 912292 TOWN C Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Warren Ave Realty Trust, CBL & Assoc
Address: PO Box 127 Needham Heights, Mass 02914 Boston, MA
LOCATION OF CONSTRUCTION: 513-515 Rear Warren Ave
CONTRACTOR: EMJ Corp. SUBCONTRACTORS: _____
ADDRESS: Chattanooga, TN 37421

Est. Construction Cost: 1,855,000 Type of Use: Warehouse retail store
Past Use: vacant lot
Building Dimensions: 432' x 240' Sq. Ft. # Stories: 1 Lot Size: 9.42 acres
Is Proposed Use: Seasonal Condominium Apartment
Conversion - Explain Major Site Plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
Residential Buildings Only:
Of Dwelling Units: _____ # Of New Dwelling Units: _____

Foundation: -- BJ'S WHOLESALE CLUB --
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor: CONTACT PERSON - Mr. Frazier - 617-424-8709
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: EMJ Corp.
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls: HISTORIC PRESERVATION
Hot in District not Landmark
1. Studding Size: _____ Spacing: _____
2. No. windows: _____
3. No. Doors: _____ Requires Review: _____
4. Header Size: _____ Span(s): _____
5. Beams: Yes No: _____
6. Corner Posts: Approved
7. Insulation Type: _____ Size: _____
8. Sheathing Type: _____ Size: _____
9. Sliding Door: _____ Weather Exposure: _____
10. Masonry Materials: _____
11. Metal Materials: _____

Interior Walls:
1. Studding Size: _____ Spacing: _____
2. Header Size: _____
3. Wall Covering Type: _____
Fire Wall if required: _____
Other Materials: _____

11/19/90
PERMIT ISSUED
WITH LETTER

White-Tax Assessor Yellow-GPCOG White Tag -CEO Copyright GPCOG 1987

* 11/19/90- \$9296.85 - bldg prmt
For Official Use Only
Date: Oct 10, 1989 Subdivision: Yes / No
Inside Fire Limits: _____ Name: _____
Bldg Code: _____ Lot: _____
Time Limit: _____ Block: _____
Estimated Cost: 1,855,000 Permit Expiration: _____
Value/Structure: _____ Ownership: PERMIT ISSUED
Fee: 350.00 Major Site Plan

Ceiling: * 11/19/90 - bldg permit. 9296.85 JAN 28 1990
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size: _____ Spacing: City Of Portland
3. Type Ceilings: _____
4. Insulation Type: _____ Size: _____
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size: _____ Span: _____
2. Sheathing Type: _____ Size: _____
3. Roof Covering Type: _____
4. Other: _____

Chimneys: * MAIL PERMIT TO: _____
Type: _____ Number of Fire Places: _____

Heating: Type of Heat: Robert G. Frazier

Electrical: EMJ Corp.
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: One Exeter Plaza
1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers: _____
3. No. of Flushes: 699 Boylston St.
4. No. of Lavatories: _____
5. No. of Other Fixtures: Boston, MA 02116

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage: _____
3. Must conform to National Electrical Code and State Law.

Zoning: District: F-2 Street Frontage Req: _____ Provided: _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt: _____ Special Exception _____
Other (Explain): _____
Date Approved: _____

Permit Received By: Deborah Gopde Louise E. Chase

Signature of Applicant: Robert Frazier Date: Oct 10, 1989
Agent for Applicant: owner

Signature of CEO: Robert Frazier Date: Nov 9, 1990
BJ's Wholesale Club

Inspection Dates: _____

[4] MA, License

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

Location of Construction: 429-521 Warren Ave BJs		Owner: Bleiler, Edward		Phone:		Permit No: 981226	
Owner Address:		Lessee/Buyer's Name: BJ's Wholesale Club		Phone:		BusinessName:	
Contractor Name: Simard & Sons, Inc.		Address: 3 Trident Dr Lewiston, ME 04240		Phone:		Permit Issued: OCT 28 1998	
Past Use: Wholesale/Retail		Proposed Use: Same w/self serv gas		COST OF WORK: \$ 221,453.00		PERMIT FEE: \$ 1125.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Install self service gasoline station in existing parking lot				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: B-4 CBL: 304-B-033	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK 10/21/98</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> amm	
Permit Taken By: SP		Date Applied For: 16 October 1998					

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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

21 October 1998 - Permit Routed

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *[Signature]*

CEO DISTRICT **1**



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 513-515 Warren Avenue

Issued to BJ's Limited Partnership

Date of Issue September 17, 1991

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. 912292, 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

Wholesale outlet

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

9-17-91

Inspector of Building

NOTES: 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 513-515 Warren Avenue

Issued to BJ's Limited Partnership

Date of Issue August 28, 1991

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. 912292, 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

Wholesale outlet

Limiting Conditions:

Fire Prevention Bureau approval _____
2nd floor handicapped access requirements
to be met by 11-1-91.

This certificate supersedes
certificate issued

Approved:

[Signature]

[Signature]

(Date) 28-91

Inspector SB BODAY TBMP

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 513-515 Warren Avenue

Issued to BJ's Limited Partnership

Date of Issue September 17, 1991

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. 912292, 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

Wholesale outlet

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]

[Signature]

(Date) 9-17-91

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.



Certificate of Occupancy

LOCATION 513-515 Warren Avenue

Issued to B J's Wholesale Club

Date of Issue May 22, 1992

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. 923426 , 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

Commercial/Retail with elevator

Limiting Conditions:

None

This certificate supersedes certificate issued

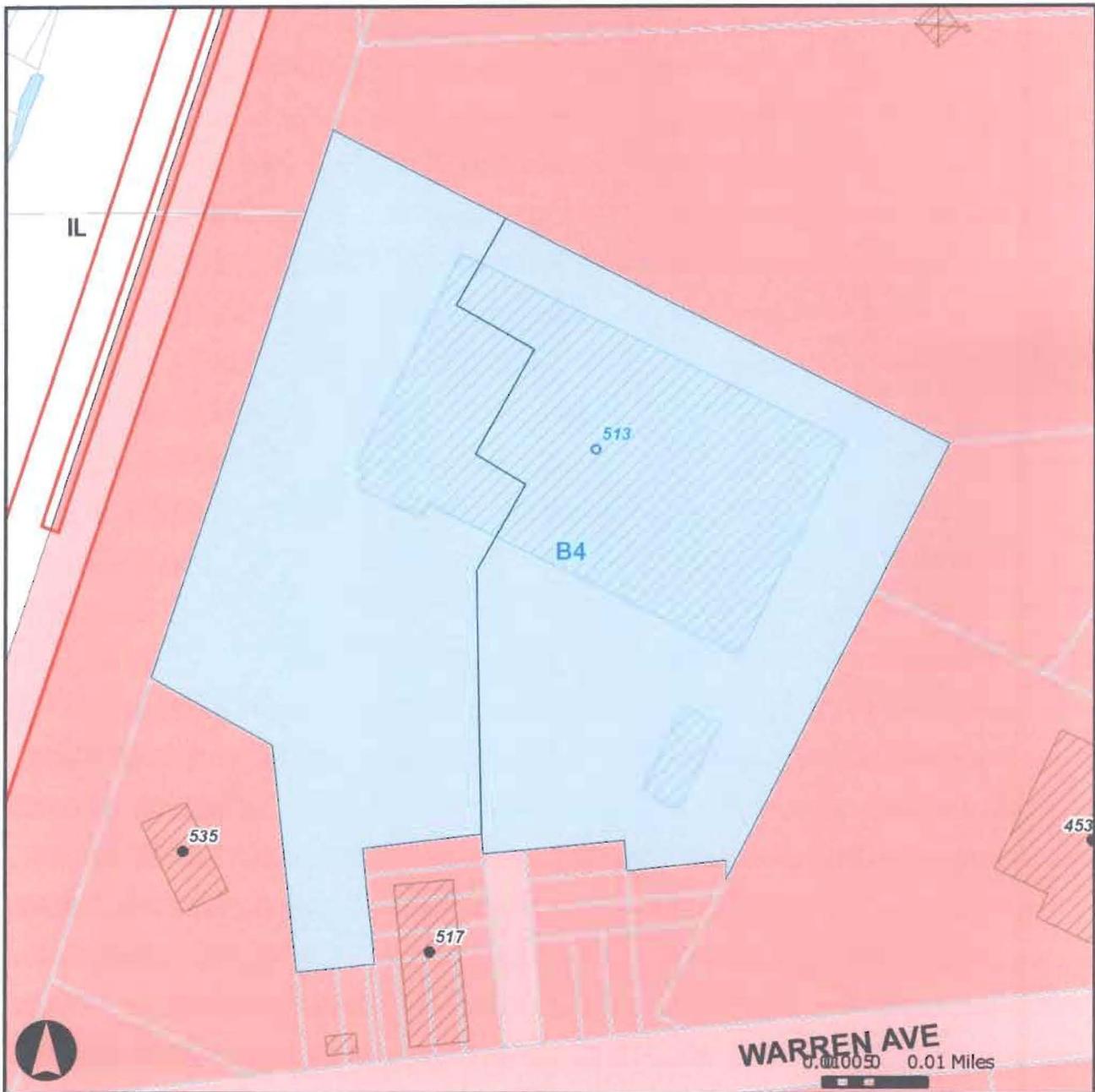
Approved:

5-22-92 E. J. [Signature]
.....
(Date) 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.

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcel	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Interstate	C43	R4 Residential	C27
Streets	I-B	R5 Residential	C28
Street	I-TS	R6 Residential	C29
Buildings	I-R1	ROS Recreation Open	C30
Building	I-R2	Space	C31
Out Building			

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-3486

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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:

CBL	304 B033002
Land Use Type	WAREHOUSE & STORAGE
Property Location	429 WARREN AVE REAR
Owner Information	BJ/PORTLAND LIMITED PARTNER 1 MERCER RD NATICK MA 01760
Book and Page	
Legal Description	304-B-33 UNIT 2 REAR WARREN AVE BLDG ON LEASED LAND
Acres	0

Current Assessed Valuation:

TAX ACCT NO.	33750	OWNER OF RECORD AS OF APRIL 2010 BJ/PORTLAND LIMITED PARTNER
LAND VALUE	\$0.00	1 MERCER RD
BUILDING VALUE	\$5,680,780.00	NATICK MA 01760
NET TAXABLE - REAL ESTATE	\$5,680,780.00	
TAX AMOUNT	\$101,799.58	

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

Building Information:

Card 1 of 1

Year Built	1991
Style/Structure Type	OFFICE WAREHOUSE
# Units	1
Building Num/Name	1 - BJ'S WHOLESALE
Square Feet	104580

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



Exterior/Interior Information:

Card 1

Levels	01/01
Size	103680
Use	RETAIL STORE
Height	20
Walls	METAL-LIGHT
Heating	HOT AIR
A/C	CENTRAL

Card 1

Levels	01/01
Size	900
Use	RETAIL STORE
Height	10
Walls	GLASS/MASNRY
Heating	HOT AIR
A/C	CENTRAL

Other Features:

Card 1

Structure	ENCLOSED ENTRY
Size	15X60

Card 1

Structure	SPRINKLER - WET
Size	103770X1

Outbuildings/Yard Improvements:

Card 1

Year Built	1991
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[Tax Roll](#)

[Q & A](#)

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Best viewed at 800x600 pixels
Default 2 column



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Zoning Determination - BJ's Plaza, Check
Number: 61234
Tender Amount: 150.00

Receipt Header:

Cashier Id: Idobson
Receipt Date: 3/25/2011 12:00:00 AM
Receipt Number: 2162

Receipt Details:

Referance ID:	123	Fee Type:	FY10
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID:			
Additional Comments:			

Thank You for your Payment!

FAX



To: Jessie A Edge

Fax Number: 405-782-9485

From: MARGE Schmuckal

Fax Number:

Date: 4/6/11

Regarding: 513 Warren Ave - Portland, ME

Total Number Of Pages Including Cover:

Phone Number For Follow-Up:

Comments:

Jessie A,

The original letter is being mailed

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/>