



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

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

April 7, 2011

Gorham Savings Bank  
10 Wentworth Drive  
Gorham, ME 04038

RE: Premises: 765 Warren Avenue – 316-A-3 – I-M Zone

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced Premises owned by Warren Properties Limited Partnership and described on Exhibit A:

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

Zoning Ordinance of the City of Portland revised through December 15, 2010.

2. The Premises are located in the following zone under the applicable zoning code:

I-M Moderate Industrial Zone

3. There are no known, unresolved violations of any applicable zoning codes, or other applicable City ordinances that I am aware of:

NONE

UNRESOLVED VIOLATIONS EXIST

Copies of site plan approval, building permit approval and Certificate of Occupancy are attached.

Marge Schmuckal

Zoning Administrator for  
The City of Portland, Maine



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

April 7, 2011

Gorham Savings Bank  
10 Wentworth Drive  
Gorham, ME 04038

RE: Premises: 765 Warren Avenue – 316-A-3 – I-M Zone

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced Premises owned by Warren Properties Limited Partnership and described on Exhibit A:

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

Zoning Ordinance of the City of Portland revised through December 15, 2010.

2. The Premises are located in the following zone under the applicable zoning code:

I-M Moderate Industrial Zone

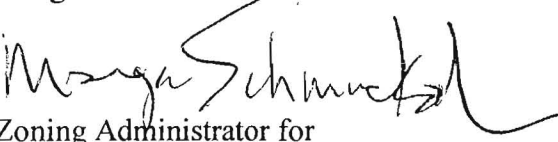
3. There are no known, unresolved violations of any applicable zoning codes, or other applicable City ordinances that I am aware of:

NONE

UNRESOLVED VIOLATIONS EXIST

Copies of site plan approval, building permit approval and Certificate of Occupancy are attached.

Marge Schmuckal

  
Zoning Administrator for  
The City of Portland, Maine

**PERKINS THOMPSON**  
ATTORNEYS & COUNSELORS AT LAW

ESTABLISHED 1871

ONE CANAL PLAZA  
PO BOX 426  
PORTLAND ME 04112  
TEL 207.774.2635  
FAX 207.871.8026

[www.perkinsthompson.com](http://www.perkinsthompson.com)

March 31, 2011  
**Via Hand Delivery**

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Paul D. Pietropaoli**  
ppietropaoli@perkinsthompson.com

316-A-3

I-M

Re: Warren Properties Limited Partnership/765 Warren Avenue, Portland, Maine

LL Bean  
Warehouse

Dear Ms. Schmuckal:

Following up on our voice mail exchange, enclosed is a Zoning Letter to be filled out and returned to me at the above-referenced address, together with a check in the amount of \$150.00 payable to the City of Portland.

Thank you for your assistance with this matter. If you have any questions or need additional information, please contact me at my direct telephone line: (207) 400-8115.

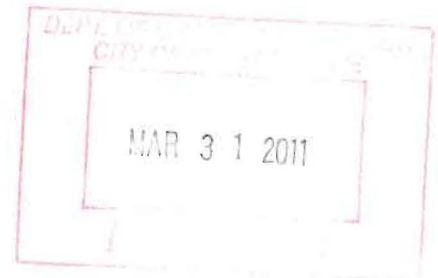
Very truly yours,



Paul D. Pietropaoli

PDP:tjo

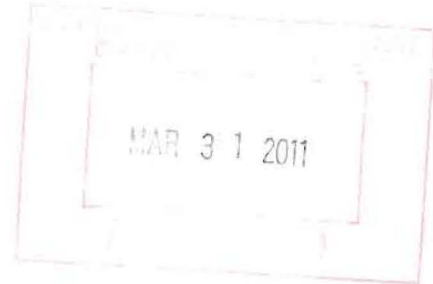
Encl.



CITY OF PORTLAND ZONING LETTER

\_\_\_\_\_, 2011

Gorham Savings Bank  
10 Wentworth Drive  
Gorham, ME 04038



Re: Premises: 765 Warren Avenue  
Portland, Maine

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Warren Properties Limited Partnership and described on Exhibit A:

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

Zoning Ordinance of the City of Portland revised through Dec 15, 2010.

2. The Premises are located in the following zone under the applicable zoning code:

I-M moderate Industrial zone

3. There are no known, unresolved violations of 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If additional space is required for any of the above, please attach additional pages.

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

Typed or Printed Name of Signatory: \_\_\_\_\_

Title of Signatory: \_\_\_\_\_

City or Other Governmental Agency: City of Portland, Maine



**EXHIBIT A  
CONTINUED**

Commitment No. **032111-01**

File No. **11010021**

A certain lot or parcel of land with any buildings and improvements located thereon situated in the City of Portland, County of Cumberland, State of Maine and being Lot 4 as shown on plan entitled "McAlister Subdivision, Riverside Street, Portland, Maine Final Subdivision Recording Plat" prepared by The Sheridan Corporation dated March 1, 1988, last revised December 19, 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 176, Page 17.



**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

The Sheridan Corp.

July 22, 1987

Applicant  
P.O. Box 639, Westbrook 04092

Date

Mailing Address  
warehouse

743 Warren Avenue  
Address of Proposed Site

Proposed Use of Site  
34 / 156,000 sq.ft.

316-A-3  
Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

I-1  
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 156,000 sq. ft.

Planning Board Action Required: (  ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY		X										X
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Conditions: 1. That the applicant submit a revised site plan for planning authority review for a parking variance as sought and granted, and that the parking lot on the eastern side of the building be gravelled but not paved for the first 6 months.

(Attach Separate Sheet if Necessary)

*OK, W.D. Turner Oct 13 1987*

*M. O. Mena*

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

October 16, 1987

The Sheridan Corp.  
P.O. Box 689  
Westbrook, ME 04092

RE: 743 Warren Avenue, LL Bean.

Dear Sir:

Your application to construct a warehouse at 743 Warren Avenue has been reviewed and a permit is herewith issued subject to the following requirements:

Zoning: Site Plan--Side yard next to private R.O.W. must be 25' minimum.

Planning: Site Plan--Approved with conditions:

1. That the applicant submit a revised site plan for planning authority review if a parking variance is sought and granted.
2. That the parking lot on the Eastern side of the building be graveled but not paved for the first six months.

Public Works: Site plan-- Approved, Public Works inspection fee paid 09/29/87, receipt #L15609, Robert J. Roy.

Fire Department: Site plan--The Fire Department shall have access to two sides of the building.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal  
Assistant Chief of Inspection Services

MS:lb

PERMIT # 1326 PORTLAND BUILDING PERMIT APPLICATION DATE 7/22/87 PERMIT ISSUED

I. GENERAL INFORMATION  
 Location/address of construction 743 Warren Avenue  
 1. Owner's name The Bouloum Company Tel. 772-1333  
 Address 2 City Center  
 2. Lessee's name \_\_\_\_\_ Tel. \_\_\_\_\_  
 Address \_\_\_\_\_  
 3. Contractor's name The Sheridan Corp. Tel. 774-6138  
 Address P.O. Box 589, Westbrook 04092  
 4. Is this a legally recorded lot? yes \_\_\_\_\_ no \_\_\_\_\_

OCT 16 1987  
 City Of Portland

II. DESCRIPTION OF WORK:  
major site plan to construct warehouse

9/29/87  
 15609

III. BUILDING DIMENSIONS: length \_\_\_\_\_ width \_\_\_\_\_ square footage \_\_\_\_\_ height \_\_\_\_\_ #stories \_\_\_\_\_  
 IV. ZONE \_\_\_\_\_ Street frontage \_\_\_\_\_ Zoning board approval: no  yes  date \_\_\_\_\_  
 Setbacks: front \_\_\_\_\_ back \_\_\_\_\_ side \_\_\_\_\_ side \_\_\_\_\_ Planning board approval: no  yes  date \_\_\_\_\_  
 V. REVIEW REQUIRED: variance \_\_\_\_\_ other \_\_\_\_\_ Number of off-street parking spaces:  
 site plan  subdivision \_\_\_\_\_ shore \_\_\_\_\_ floodplain mgmt \_\_\_\_\_ enclosed \_\_\_\_\_ outdoors \_\_\_\_\_  
 VI. FEES:  
 base fee \_\_\_\_\_ other fees \_\_\_\_\_  
 subdivision fee \_\_\_\_\_ late fee \_\_\_\_\_  
 site plan review fee major \$350.00 TOTAL \$350.00 15,045.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry: walls _____ wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ all height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: _____ SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:  
 TAX MAP # \_\_\_\_\_  
 LOT # \_\_\_\_\_  
 VALUE/STRUCTURE \_\_\_\_\_  
 PERMIT EXPIRATION \_\_\_\_\_

IX. NEW OR PHASED SUBDIVISION REFERENCE:  
 Name \_\_\_\_\_  
 Lot \_\_\_\_\_  
 Block \_\_\_\_\_

CODE \_\_\_\_\_ If other, explain \_\_\_\_\_ Seasonal Condominium Apartment  
 X. PROPOSED USE \_\_\_\_\_

XI. EXIST. USE \_\_\_\_\_

XII. OWNERSHIP: PUBLIC \_\_\_\_\_ PRIVATE \_\_\_\_\_

XIII. EST. CONSTRUCTION COST \_\_\_\_\_ XIV. GR. SQ. FT. OF 10' BUILDING \_\_\_\_\_

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH _____ # EXISTING DWELLING UNITS WITH _____	BEDROOMS: 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____	XVI. RESIDENTIAL UNITS: NEW DWELLINGS _____ EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
--	---	---

APPROVALS BY: \_\_\_\_\_ DATE \_\_\_\_\_ MISCELLANEOUS:  
 BUILDING INSPECTION - PLAN EXAMINER \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 C.E.D. \_\_\_\_\_  
 FIRE DEPT. \_\_\_\_\_  
 We will require disturbing of any tree on a public street.  
 We will be in charge of the above work a person cannot permit to see that the State and City requirements pertaining thereto are observed.

NOTE TO APPLICANT: Separate permits are required by the holder and subcontractor of heating, plumbing, electrical, and mechanical.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 743 Warren Avenue

Issued to The Boulos Co.

Date of Issue September 1, 1988

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. 87-1326, 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

warehouse

Limiting Conditions:

This certificate supersedes  
certificate issued May 13, 1988

Approved:

9/1/88 *K. Taylor*  
(Date) Inspector

*James P. Collins, Sr.*  
*[Signature]*  
Inspector of Buildings

*D. P. [Signature]*  
*E. [Signature]*

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.

765 Warren

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

765 Warren Avenue

October 29, 1987

Mr. Dale Akeley  
Sales Engineer  
The Sheridan Corporation  
P. O. Box 689  
Westbrook, Maine 04092

Dear Mr. Akeley:

This will acknowledge receipt of your request for a variance to allow less than 159 offstreet parking spaces for the proposed L.L. Bean Warehouse to be constructed on a lot at 765 Warren Avenue by B & B Properties of Two City Center, Portland.

Your request for a variance for parking will be considered at the meeting of the Board of Appeals on Thursday evening, November 19, 1987, in Room 209, City Hall, Portland, Maine. We have requested a recommendation from the City Planning Division concerning what that office considers to be a minimum number of space in view of the fact that you will accommodate only 15 employees in the proposed warehouse building.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

cc: B & B Properties, Two City Center, Portland, Maine, ATTN: Mr. Boulos  
Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
/ Kathleen Taylor, Code Enforcement Officer



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.  
DIRECTOR

April 6, 1988

Steve Daicy  
Sheridan Corporation  
P.O. Box 689  
Westbrook, ME 04092

Re: L.L. Bean Warehouse

Dear Mr. Daicy:

This letter is to confirm the revision to the approved site plan of the L.L. Bean Warehouse project located at 765 Warren Avenue. The approved revision includes location of a catch basin and regrading work in the side parking lot as depicted on a revised plan approved 4/6/88. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 775-5451, extension 491.

Sincerely,

Joseph E. Gray, Jr.  
Director of Planning and Urban Development

MO/jf

cc: Alexander Jaegerman, Chief Planner  
Maureen O'Meara, Planner  
William Boothby, Principal Engineer  
P. Samuel Hoffses, Chief Building Inspector  
Carmela Barton, City Arborist  
Lt. James Collins, Fire Department  
Natalie Burns, Associate Corporation Counsel  
Approval Letter File  
Nancy Knauber, Parks and Public Works Department

**CITY OF PORTLAND, MAINE**

ZONING BOARD OF APPEALS



765 Warren Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. S. VERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

November 24, 1987

Mr. Dale Akeley, Sales Engineer  
The Sheridan Corporation  
P. O. Box 689  
Westbrook, Maine 04092

Re: Proposed L.L. Bean Co.  
Warehouse - I-1 Zone

Dear Mr. Akeley:

At the evening meeting of the Board of Appeals on November 19th, the Board voted by a vote of two in favor to five opposed to deny the variance request for relief from the major portion of the zoning requirement for 159 offstreet parking spaces as accessory to the proposed L. L. Bean Company warehouse, which will house only fifteen employees on the site.

A copy of the Board's decision in this matter is enclosed.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

Enclosure: Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer

FINDINGS OF FACT  
ALL APPEALS

TYPE OF APPEAL Space and Bulk Variance

1. Name of Applicant The Sheridan Corporation
2. Address of Applicant 741 Warren Avenue, Portland, Maine
3. Right of applicant to appeal.  
Owner Represents owner  
Option to Purchase \_\_\_\_\_
4. Location of property under appeal 765 Warren Avenue
5. Zone in which the property is located I-1 Industrial Zone
6. Present use of property unpaved area
7. Proposed use if the appeal is granted.  
parking for 15 automobiles

8. Names and addresses of those appearing in support of the application:

Dale Alkeley - Sheridan

9. Names and addresses of those appearing in opposition to the application:

Jim Boulos - Public

10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No 0 (deny the appeal)  
No 1

Reasons (including evidence) Fewer parking spaces not an essential component of the reasonable return of the property

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 2  
No 3 (deny the appeal)

Reasons (including evidence) the specific use of the building not the property itself is unique

3. Will the granting of the variance alter the essential character of the locality?

Yes 0 (deny the appeal)  
No 7

Reasons (including evidence) \_\_\_\_\_

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes 3 (deny the appeal)  
No 4

Reasons (including evidence) \_\_\_\_\_

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes \_\_\_\_\_  
No \_\_\_\_\_

Specific Conditions \_\_\_\_\_

Reasons \_\_\_\_\_

Date of Public Hearing Nov. 19, 1987

Motion \_\_\_\_\_

(including conditions and findings of fact) \_\_\_\_\_

Votes in Favor 2  
Peter F. Moulli  
Thomas Jewell

Votes Opposed 5  
Alan S. Kuroff  
Michael E. W. [unclear]  
Marvill G. [unclear]  
William [unclear]  
Christopher C. [unclear]

PERMIT # 1326 PORTLAND BUILDING PERMIT APPLICATION DATE 7/22/87 PERMIT ISSUED

I. GENERAL INFORMATION  
Location/address of construction 743 WARRON AVENUE  
1. Owner's name The Boulous Company Tel. 772-1335  
Address 2 City Center  
2. Lessee's name \_\_\_\_\_ Tel. \_\_\_\_\_  
Address \_\_\_\_\_  
3. Contractor's name The Sheridan Corp. Tel. 774-6138  
Address 100 Park 689, Westbrook 04092  
4. Is this a legally recorded lot? yes \_\_\_\_\_ no \_\_\_\_\_

OCT 16 1987  
City Of Portland

II. DESCRIPTION OF WORK:  
major site plan to construct warehouse

III. BUILDING DIMENSIONS: length \_\_\_\_\_ width \_\_\_\_\_ square footage \_\_\_\_\_ height \_\_\_\_\_ #stories \_\_\_\_\_

IV. ZONE \_\_\_\_\_ Street frontage \_\_\_\_\_ Zoning board approval: no  yes  date \_\_\_\_\_  
Setbacks: front \_\_\_\_\_ back \_\_\_\_\_ side \_\_\_\_\_ side \_\_\_\_\_ Planning board approval: no  yes  date \_\_\_\_\_

V. REVIEW REQUIRED: variance \_\_\_\_\_ other \_\_\_\_\_ Number of off-street parking spaces:  
site plan  subdivision \_\_\_\_\_ shore \_\_\_\_\_ floodplain mgmt \_\_\_\_\_ enclosed \_\_\_\_\_ outdoors \_\_\_\_\_

VI. FEES:  
base fee \_\_\_\_\_ other fees \_\_\_\_\_  
subdivision fee \_\_\_\_\_ late fee \_\_\_\_\_  
site plan review fee major 8350.00 TOTAL 136930.00 15,049.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE: TAX MAP # _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____	IX. NEW OR PHASED SUBDIVISION REFERENCE Name _____ Lot _____ Block _____
---	--

CODE \_\_\_\_\_ If other, explain \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

X. PROPOSED USE: \_\_\_\_\_

XI. PAST USE: \_\_\_\_\_

XII. OWNERSHIP: \_\_\_\_\_ PUBLIC \_\_\_\_\_ PRIVATE \_\_\_\_\_

XIII. EST. CONSTRUCTION COST: 3,000,000.00 (this job only)

XIV. GR. SQ. FT. OF LOT \_\_\_\_\_ BUILDING \_\_\_\_\_

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH: 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____ # EXISTING DWELLING UNITS WITH: _____	XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS _____ # EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
--	---

APPROVALS BY: _____ DATE _____ BUILDING INSPECTION - PLAN EXAMINER _____ ZONING: _____ C.E.O. _____ FIRE DEPT. _____	MISCELLANEOUS Will work require disturbing of any tree on a public street? _____ Will there be in charge of this above work a person competent to see that the State and City requirements pertaining thereto are observed? _____
--	---

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

District No. _____	XVII. SIGNATURE OF APPLICANT _____ PHONE # <u>774-6138</u>
--------------------	--





Applicant: *Sheridan Corp* Date: *Oct. 13, 1987*  
Address: *Lot #4 Mollister Farm subdivision*  
Assessors No.: *(New lot)*

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone location - *I-1*  
Interior or corner lot - *Interior*  
Use - *Construct Warehouse for L.L. Bean*  
Sewage Disposal - *septic disposal*  
Rear Yards - *30'* 25' required  
Side Yards - *24' and 30'* 25' required  
Front Yards - *200'* 25' required  
Projections -  
Height - *One story*  
Lot Area - *34.5 Acres*  
Building Area - *156,000 sq ft*  
Area per Family - *NA*  
Width of Lot - *510'*  
Lot Frontage - *364.77'*  
Off-street Parking - *158 car spaces* 159 Provided  
Loading Bays - *3 at front*

Site Plan -

Shoreland Zoning -

Flood Plains -

*Side Yard next to  
Private R.O.W. must  
be 25' W.D. Turner*

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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

<b>CBL</b>	316 A003001
<b>Land Use Type</b>	WAREHOUSE & STORAGE
<b>Property Location</b>	765 WARREN AVE
<b>Owner Information</b>	WARREN PROPERTIES LIMITED PARTNERSHIP ONE CANAL PLAZA PORTLAND ME 04101
<b>Book and Page</b>	11421/187
<b>Legal Description</b>	316-A-3 318-A-2 319-A-9 WARREN AVE 749-779
<b>Acres</b>	653400 SF 15

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	34478	<b>OWNER OF RECORD AS OF APRIL 2010</b>
<b>LAND VALUE</b>	\$868,000.00	WARREN PROPERTIES LIMITED PARTNERSHIP
<b>BUILDING VALUE</b>	\$6,343,300.00	ONE CANAL PLAZA
<b>NET TAXABLE - REAL ESTATE</b>	\$7,211,300.00	PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$129,226.50	

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

**Building Information:**

Card 1 of 1

<b>Year Built</b>	1988
<b>Style/Structure Type</b>	WAREHOUSE
<b># Units</b>	1
<b>Building Num/Name</b>	1 - L. L. BEAN
<b>Square Feet</b>	153720

View Sketch      View Map      View Picture



**Exterior/Interior Information:**

Card 1

<b>Levels</b>	01/01
<b>Size</b>	149420
<b>Use</b>	WAREHOUSE
<b>Height</b>	33
<b>Walls</b>	METAL-LIGHT
<b>Heating</b>	HOT AIR
<b>A/C</b>	NONE

Card 1

<b>Levels</b>	01/01
<b>Size</b>	4300
<b>Use</b>	MULTI-USE OFFICE
<b>Height</b>	33
<b>Walls</b>	METAL-LIGHT
<b>Heating</b>	HOT AIR
<b>A/C</b>	CENTRAL

**Other Features:**

Card 1

<b>Structure</b>	SPRINKLER - WET
<b>Size</b>	157320X1

Card 1

<b>Structure</b>	OVERHEAD DOOR - MOTOR OPR. WD/MT
<b>Size</b>	10X10

Card 1

<b>Structure</b>	SPRINKLER - WET
<b>Size</b>	157320X1

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Best viewed at 800x600 with Internet Explorer

## Marge Schmuckal - 765 Warren Avenue Determination letter

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**From:** Marge Schmuckal  
**To:** ppietropaoli@perkinsthompson.com  
**Date:** 4/7/2011 3:18 PM  
**Subject:** 765 Warren Avenue Determination letter  
**Attachments:** Determination ltr.pdf

Attorney Pietropaoli,

I am attaching a copy of my determination letter concerning 765 Warren Avenue. The original signed letter with attachments are in the mail.

Marge Schmuckal  
Zoning Administrator



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: 765 Warren Ave Perkins Thompson, Check Number: 168227

**Tender Amount:** 150.00

Receipt Header:

**Cashier Id:** Idobson

**Receipt Date:** 3/31/2011 12:00:00 AM

**Receipt Number:** 2355

Receipt Details:

Reference ID:	135	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!