

ATLANTIC TITLE COMPANY

76 Atlantic Place • South Portland, Maine 04106 • (207) 774-4400
Telefax (207) 774-5935 • 1-800-625-7502

VIA FACSIMILE (207) 874 - 8716

November 16, 2000

Marge Schmuckal
Zoning Administrator
City Hall, Room 315
389 Congress Street
Portland, ME 04101

RE: Wickes Lumber Company
238 Riverside Street
Portland, Maine
Tax Map 316-B-2

Dear Marge:

Per our discussion, I am requesting that you issue a Determination Letter with respect to the above property which would address the following issues:

1. Zone in which the property is located;
2. Permitted uses within that zone; and
3. An indication as to whether you are aware of any current or past violations of the zoning laws or regulations applicable to the property.

The letter should be addressed to First American Title Insurance Company, c/o Samuel H. Merrill, Atlantic Title Company, 76 Atlantic Place, South Portland, Maine, 04106.

I understand that the cost of the letter will be \$50.00. I will put a check for that amount in today's mail.

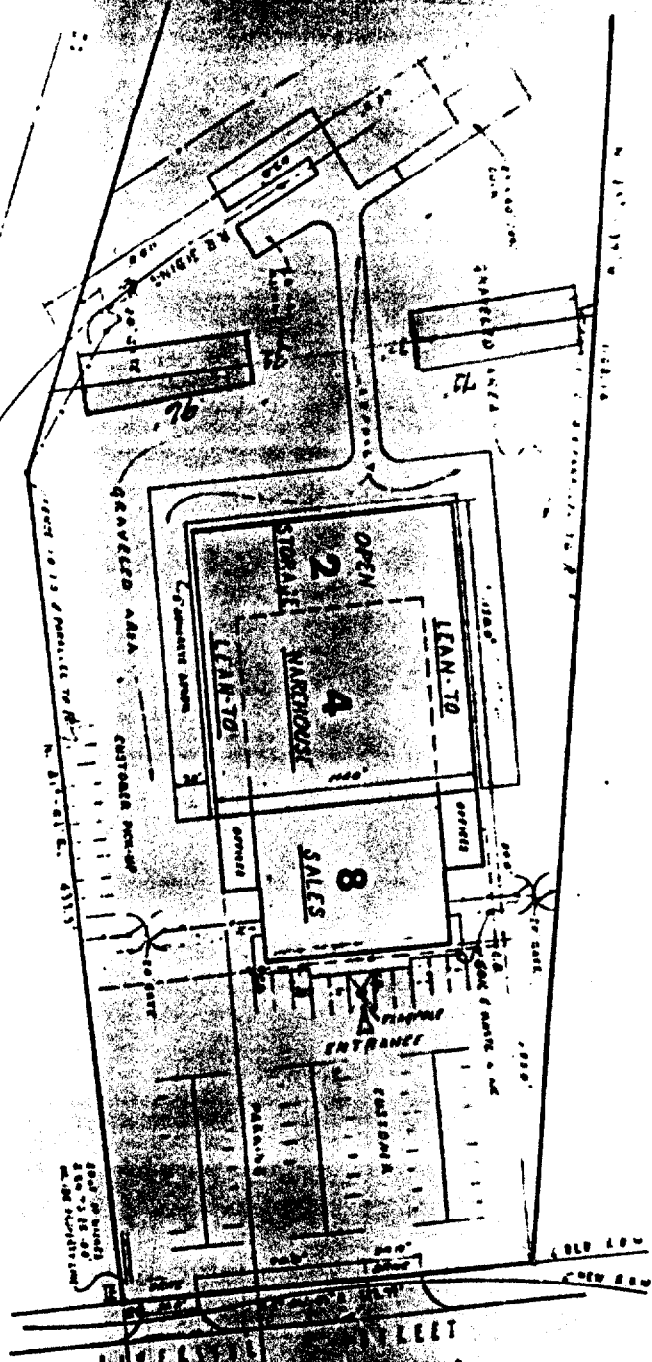
As I indicated over the telephone, the letter is needed as part of some financing that Wickes Lumber Company is closing right away with a national lender. Therefore, your earliest possible attention to this request would be appreciated. Thank you.

Sincerely,


Samuel H. Merrill
Staff Counsel

SHM/tb
Office File No. CC-3119

NO. 111



BUILDING DATA

NAME	AREA	SECT	TYPE	CONST. COMP. DATE
WAREHOUSE	4,000	100	STEEL	1970
SALES	1,000	100	STEEL	1970
OFFICE	1,000	100	STEEL	1970
ENTRANCE	1,000	100	STEEL	1970
GRAVELED AREA	1,000	100	ASPH	1970
TOTAL	8,000			

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THIS PLAN.

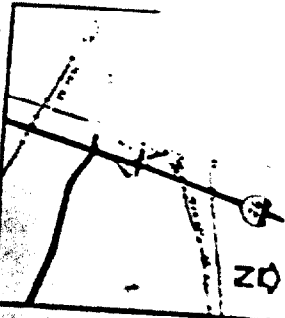
3. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.

4. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THIS PLAN.

5. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.

RECEIVED
 DEC 13 1977
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

SITE LOCATION



CITY OF PORTLAND, OREGON
IN THE BOARD OF APPEALS

4/9/70 - see file
181500
Granted cond.
4/30/70
70/36

VARIANCE APPEAL

Wickes Corporation owner of property at 278-254 Riverside Street under the provisions of Section 21 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: construction of a 1-story metal building 140' x 230' to sell retail lumber and to erect a 40' high pole sign with two double faces 8' x 18 1/2' and 7 1/2' x 22'. These permits are presently not allowable under the Zoning Ordinance for the following reasons: (1) retail lumber sales is not an allowable use in the I-1 Industrial Zone in which this property is located under Section 602.11A.10 of the Ordinance; (2) the sign, which is to be located with the outer edge approximately one foot from the street line will be an unlawful encroachment upon the 25' front yard setback required by Section 602.11C.2 and upon the 40' setback area required by Section 602.21.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Wickes Corporation
By: Ross Baiber
APPELLANT

DECISION

After public hearing held April 30, 1970, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that the sign shall be located 10 feet from the street line and shall not more than 25 feet high.

William D. Halley
Harry M. Shantz
John L. Jones
Board of Appeals

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Sincerely,


Samuel H. Merrill
Staff Counsel

SHM/tb
Office File No. CC-3119

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76 ATLANTIC PLACE
SOUTH PORTLAND, ME 04106

PEOPLES HERITAGE SAVINGS BANK
SOUTH PORTLAND, ME 04106
52-7445/2112

7154

11/16/00

PAY TO THE
ORDER OF

City of Portland

\$ 50.00

Fifty and 0/100

DOLLARS
Security features
included.
Details on back.

MEMO

CC-3119

Kristin Jordan

⑈007154⑈ ⑆211274450⑆ 6230341012⑈

1269 - 1287 REV. 1/01 W.C. # 500