



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

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

October 24, 2008

Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029  
Attn: Susan Osborne

RE: 14 Industrial Way – 326-B-5-6-7 (the “Property”)– I-M Industrial Zone

Dear Ms. Osborne,

I am in receipt of your request for a determination letter regarding the Property. The Property is located within the I-M moderate impact industrial zone.

Based upon the information available to me at this time, I consider all the lots (5, 6, and 7) to make up one larger lot that has been built upon. The lots numbered 5 and 6 are not considered to be separate buildable lots.

The Property was developed with planning site plan approvals and building permits. I have enclosed a copy of the final certificate of occupancy for the Property. The legal use of the Property is office and warehouse.

To the best of my knowledge the Property is in compliance with applicable codes, regulations and ordinances.

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

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: file



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 14 Industrial Way ( Lots 19 & 20)

Issued to **Northeastern Graphics**

Date of Issue **May 31, 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. 87-1075, 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**

**office/warehouse**

Limiting Conditions:

This certificate supersedes  
certificate issued **February 19, 1988**

Approved:

*[Signature]*  
(Date) *[Signature]*  
Inspector

*James V. Collins, Sr.*  
*[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.

Bruce Adair  
Applicant: Adair Construction Mgt Date: Aug 13, 1987  
Address: Turnpike Industrial Park Lots 19 and 20  
Assessor's No.: Corner Industrial Way & Riverside St.

CHECK-LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - I-1 Industrial  
Interior or corner lot -  
Use - Construct 26,000 sq ft warehouse bldg  
Part Cold Storage  
Sewage Disposal - City  
Rear Yards - 30'  
Side Yards - 50' and 280'<sup>±</sup>  
Front Yards - 50'  
Projections -  
Height - Part 1 story and Part 2 story  
Lot Area - 1.76 Acres  
Building Area - 26,050 sq ft.  
Area per Family - N/A.  
Width of Lot - 488'<sup>±</sup>  
Lot Frontage - 619.38'  
Off-street Parking - 33 car spaces  
26 required  
Loading Bays - 2 1 Handicapped

Site Plan -  
Shoreland Zoning -  
Flood Plains -



ARCHITECTURE ENGINEERING SURVEY

STEVENS MORTON ROSE & THOMPSON

73 Oak Street  
Portland, ME 04101  
207/772-3846

May 12, 1987  
Project 13.8

Portland Planning Board  
389 Congress St.  
Portland, ME 04101

SUBJECT: WRITTEN STATEMENTS ON PROPOSED SITE DEVELOPMENT  
IN TURNPIKE INDUSTRIAL PARK, INDUSTRIAL WAY, PORTLAND

To Whom It May Concern:

- A. The proposed use is a warehouse for a graphic arts supplier.
- B. The total site is 1.76 acres. The ground floor area of the structure is approximately 26,050 square feet.
- C. A thirty-foot buffer strip is present along the back of the lot adjacent the Spurwink and Wolf properties. The site plan shows the purchase of the Wolf property (under contract) placing the buffer adjacent to the remainder of the Spurwink lot to Riverside Street.
- D. Solid waste disposal will be via a contract dumpster service (see dumpster location on site).
- E. Water, sewer, power and gas are available to the project and proposed points of connection are indicated on the drawings. Industrial Way is presently under construction.
- F. No unusual problem of site drainage or topography is apparent. The site drains to detention facilities provided by the developer of the industrial park.
- G. Six months of construction.

STEVENS MORTON ROSE & THOMPSON, INC.

A handwritten signature in cursive script, appearing to read 'Eric Labelle', written in dark ink.

Eric Labelle

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**

**Card Number** 1 of 1  
**Parcel ID** 326 B007001  
**Location** 14 INDUSTRIAL WAY  
**Land Use** WAREHOUSE & STORAGE

**Owner Address** 14 INDUSTRIAL WAY ASSOCIATES LLC  
 14 INDUSTRIAL WAY  
 PORTLAND ME 04103

**Book/Page** 23037/143  
**Legal** 326-B-7  
 INDUSTRIAL WAY 2-26  
 RIVERSIDE ST 835-845  
 68921 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$185,100	\$1,285,600	\$1,470,700

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1987	1	26427	1

<b>Total Acres</b>	<b>Total Buildings Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
1.582	26427	OFFICE WAREHOUSE	PORTLAND COLOR

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	01/01	5074	MULTI-USE OFFICE
1	01/01	21353	WAREHOUSE

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
18	BRICK/STONE	HOT AIR	CENTRAL
18	BRICK/STONE	UNIT HEAT	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	OVERHEAD DOOR - WD/MT	2
2	DOCK LEVELERS	2
1	PORCH - COVERED	1
2	CANOPY - ONLY	2
1	SPRINKLER - WET	1
2	OVERHEAD DOOR - WD/MT	1

**Yard Improvements**

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
1987	ASPHALT PARKING	27000	1

# BERNSTEIN SHUR

C O U N S E L O R S   A T   L A W

207 774-1200 main  
207 774-1127 facsimile  
bernsteinshur.com

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Susan Osborne  
Paralegal  
207 228-7215 direct  
sosborne@bernsteinshur.com

October 16, 2008

**Via Hand Delivery**

Marge Schmuckal  
Assistant Chief of Inspection Services  
Zoning Administrator  
Planning & Urban Development  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101

*M. Schmuckal*

Re: 14 Industrial Way – 326-B-7  
(847 Riverside Street Lots 5-6)

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at 14 Industrial Way and depicted on Map Tax 326, Block A, Lots 5, 6, and 7 (the “Property”) are located in and that they are in compliance with applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Please note that Lots 5-6 are small vacant parcels abutting the larger one but the City locates them at 847 Riverside Street, we would appreciate if you could please include these in your research for the same fee.

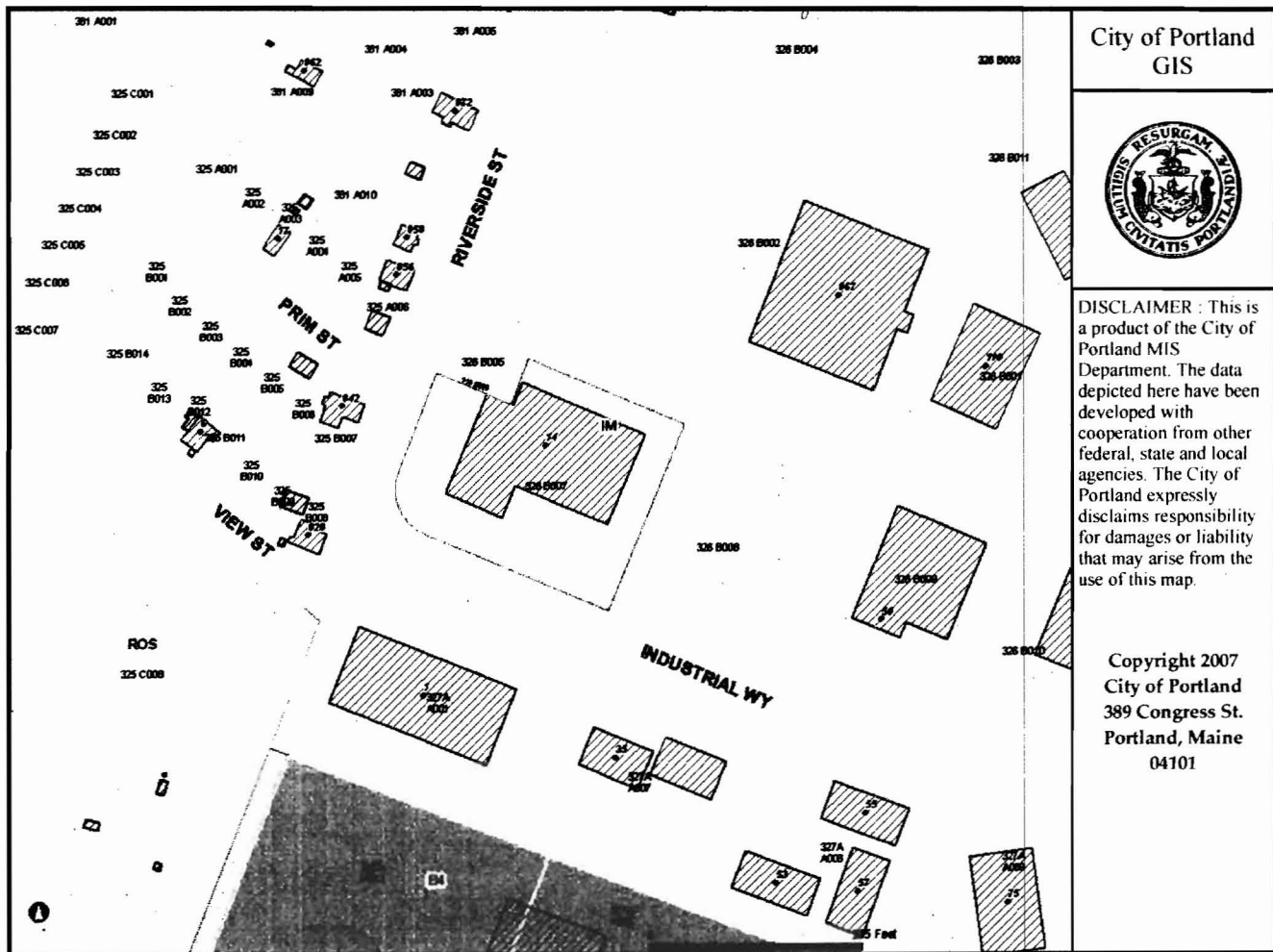
Enclosed please find our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please Note: This is closing early November.

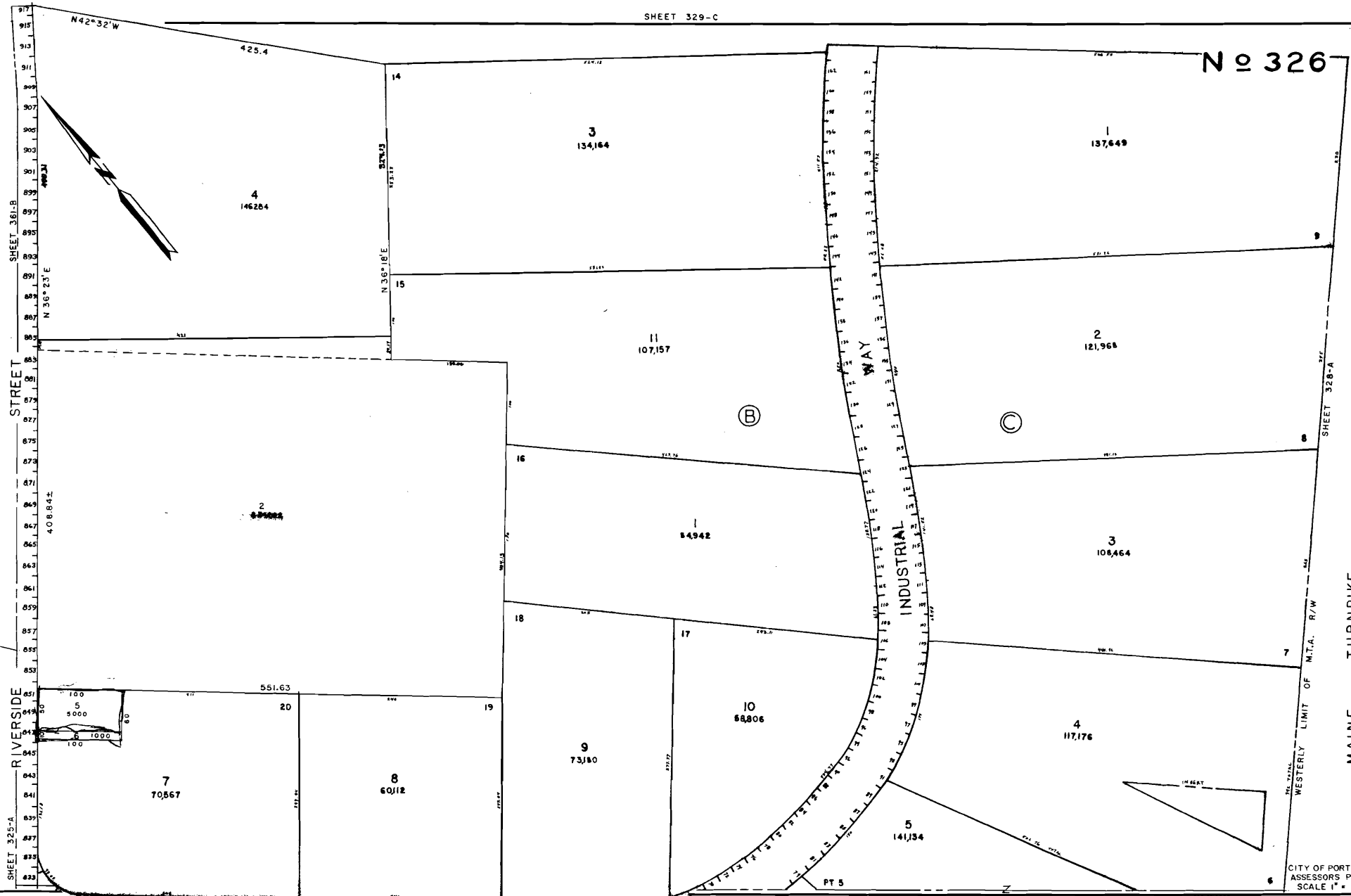
Sincerely yours,



Susan Osborne  
Paralegal



N o 326



SHEET 325-A RIVERSIDE STREET SHEET 361-B

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

REVISED 1-78







