



# PORTLAND MAINE

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Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

January 11, 2007

Rosetta Taylor  
The Planning & Zoning Resource Corporation  
100 Northeast 5<sup>th</sup> Street  
Oklahoma City, OK 73104

RE: 143-163 (called 125) Industrial Way – 326-C-1-2-3-4 (the “Property”) – I-M  
Industrial Zone

Dear Ms. Taylor,

I am in receipt of your request for a determination letter regarding the Property. The Property and all of the immediately surrounding area of the Property are located within an I-M Moderate Industrial Zone. There are no special, restrictive or overlay districts regarding the Property. This Property was not developed as a Planned Unit Development. No variances, special exceptions, or conditional use permits or zoning relief have been issued in regards to the Property.

I am not aware of any legal nonconforming issues in regards to the Property. To the best of my knowledge without a currently submitted site plan, I believe the Property to be in compliance with the current Zoning Code. I am unaware of any unresolved building or zoning violations.

Enclosed are copies of the certificate of occupancy, Planning Board approval for the Property and the overall subdivision for the Turnpike Industrial subdivision in which the Property is located.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: file

enclosures



# The Planning & Zoning Resource Corporation

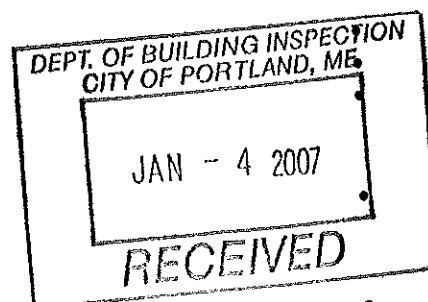
100 Northeast 5<sup>th</sup> Street Oklahoma City, OK 73104  
Telephone (405) 840-4344 Fax (405) 418-2638  
Toll Free (800) 344-2944

SPECIAL REQUEST RUSH SITE FOR CLIENT

To: Marge Schumuckal  
Date: December 11, 2006  
Subject: Zoning Verification Letter for: Noble Tech Center 125 Industrial Way Use: Retail  
Parcel ID Number 326C001001

It is my understanding the fee to research and provide the information requested will be \$150.00, not to exceed \$150.00. Please notify me immediately if this is incorrect. Please be advised that any costs must be approved, in writing, prior to their incurrence.

We have been engaged to prepare a Zoning and Site Summary report for the above-mentioned site. Please consider this a formal request for a letter outlining the Zoning Designation and a Brief Description of the property, as follows: Please fax before mailing! Please provide response on your company's letterhead.



- What is the current zoning/& adjacent N,S,E,W of the property?  
Is the property in any special, restrictive or overlay district?  
Was this a (Specific Plan) Planned Unit Development? If so, can we please get a copy of the SP/PUD? That explains Height, Density, Setbacks, and Parking  
Was this property **granted any variances**, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them?  
Are there any legal nonconforming issues?  
Is this site in compliance with the current Zoning Code?  
To the best of your knowledge, do you know of any unresolved building/zoning violations?  
Could I Please obtain copies of the Certificate of Occupancy provided to this Site? If not, could I please have explanation?  
Was this site approved for Site Plan approval? If so, could I please obtain a copy of the Site Plan or approval letter?

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above. My email address is: [Rosettat@pzzr.com](mailto:Rosettat@pzzr.com).

Sincerely: Rosetta Taylor  
Information Specialist Ext 3206  
PS: Please fax a copy of the completed and signed letter.

NATIONAL PLANNING & ZONING CONSULTING SERVICE  
RECEIVED

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 C001001
Location	125 INDUSTRIAL WAY
Land Use	WAREHOUSE & STORAGE
Owner Address	125 INDURATIAL WAY PORTLAND LLC 125 INDURATIAL WAY PORTLAND ME 04104
Book/Page	24241/150
Legal	326-C-1-2-3-4 INDUSTRIAL WAY 143-163 485257 SF

Current Assessed Valuation

Land	Building	Total
\$891,200	\$2,835,270	\$3,726,470

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1988	1	51323	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
11.14	51323		OFFICE WAREHOUSE	BOISE CASCADE

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	5219	OFFICE BUILDING
1	02/02	5304	OFFICE BUILDING
2	01/01	40800	WAREHOUSE

Height	Walls	Heating	A/C
14	BRICK/STONE	HOT AIR	CENTRAL
14	BRICK/STONE	HOT AIR	CENTRAL
28	METAL-LIGHT	UNIT HEAT	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	DOCK LEVELERS	8
3	OVERHEAD DOOR - MOTOR OPR. WD/	1
3	OVERHEAD DOOR - MOTOR OPR. WD/	8
1	SPRINKLER - WET	1
1	OPEN AREA - BANK/OFFICE	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1989	ASPHALT PARKING	58000	1
1989	LIGHT - MERCURY VAPOR, POLE	1	12

FAX



To: Rosetta Taylor  
Fax Number: (405) 418-2638  
From: Marge Schmuckel  
Fax Number:  
Date: 1/11/07  
Regarding: 125 Industrial Way  
Total Number Of Pages Including Cover: 2  
Phone Number For Follow-Up:

Comments:

The original is being sent

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 Inspection

# Certificate of Occupancy

LOCATION 125 Industrial Way

Date of Issue July 11, 1989

Issued to Loring, Short and Harmon

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. 877998, 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

Office/Warehouse

Limiting Conditions

None

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

This certificate shall not be used as evidence of compliance with the Building Code of the City of Portland, Maine, unless it is accompanied by a copy of the Building Code of the City of Portland, Maine, as amended, and a copy of the Building Code of the City of Portland, Maine, as amended, and a copy of the Building Code of the City of Portland, Maine, as amended.

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jack D. Humenik, Chairman  
Barbara A. Vestal, Vice Chairman  
Harry E. Cummings  
John L. Barker  
Joseph R. DeCoursey  
Michael J. Fenton  
Jadine R. O'Brien

May 29, 1986

Richard McGoldrick  
Portland Venture Partners  
53 Exchange Street  
Portland, Maine 04101

Dear Mr. McGoldrick:

On May 27, 1986 the Portland Planning Board voted unanimously (6-0) on the following motions regarding the Turnpike Industrial Subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
  - a. That the applicant include a preservation plan for a thirty (30) foot buffer on lots abutting the property of the Spurwink School;
  - b. That the project receive approval by the Department of Environmental Protection;
  - c. That an executed drainage maintenance agreement and sanitary easement be delivered to the City's Planning Department and approved by the City's Corporation Counsel; and
  - d. That the following traffic improvements be incorporated into the subdivision plan as per the City Traffic Engineer's recommendation:
    - i. That a slip lane be located at the Evergreen Drive/Riverside Street intersection as per the City Traffic Engineer's specifications;
    - ii. That a slip lane be located at the Industrial Way/Riverside Street intersection as per the City Traffic Engineer's specifications;
    - iii. That the applicant reconstruct the southbound approach of Riverside Street to a width of twenty-four (24) feet for a distance of one hundred and thirty (130) feet plus a transition taper as per the City Traffic Engineer's specifications.

RECEIVED  
JUL 1 1986  
WITH LETTER

05/29/86

R McGoldrick

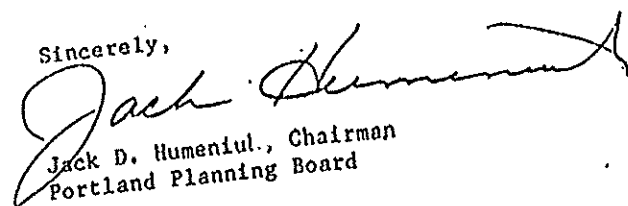
- 2 -

- iv. That the applicant provide a new Crose Hindse dual max traffic control system for installation by the City Traffic Department.
- e. That a letter of financial capability be provided for approval by the City's Corporation Counsel within a reasonable amount of time.
2. The Board also granted a waiver of the requirements of curbs except at the radius of the intersections of the proposed road with Riverside Street and Evergreen Drive, sidewalks and underground electric utilities with the following conditions:
  - a. That all electric utility lines from the service pole to any buildings in the subdivision be located underground.

Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

  
Jack D. Humeniuk, Chairman  
Portland Planning Board

JDH/osm

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
David Klenk, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Warren J. Turner, Zoning Administrator  
George Flaherty, Director of Parks & Public Works  
Marc Guimont, City Engineer  
William Boothby, Principal Engineer  
Robert Roy, Planning Engineer  
William Bray, City Traffic Engineer  
Charles Shannon, Acting City Arborist  
Steve Mohr, Land Use Consultants, 17 Commercial Street, Portland,  
Maine 04101

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jack D. Humeniuk, Chairman  
Barbara A. Vestal, Vice Chairman  
Harry E. Cummings  
John L. Barker  
Joseph R. DeCoursey  
Michael J. Fenton  
Jadine R. O'Brien

March 11, 1987

Lou Snow  
Loring, Short and Harmon Inc.  
54 Monument Square  
Portland ME 04101

Dear Mr. Snow:

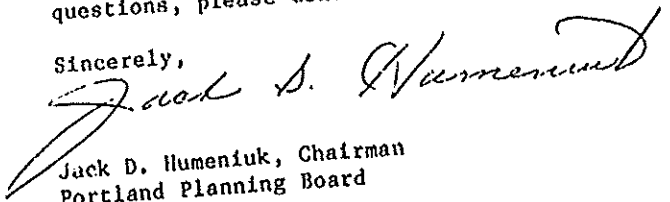
On March 10, 1987 the Portland Planning Board voted unanimously (7-0) to approve the Loring, Short and Harmon site plan located on lots 6, 7, 8 and 9 of the Turnpike Industrial Subdivision. The approval was granted for the project with the following conditions:

1. That the preservation plan be expanded to specify protective barrier locations for preserved material.
2. That the four traffic-related conditions of approval for the Turnpike Industrial Subdivision be completed before a certificate of occupancy for this building be issued.

A copy of the subdivision approval letter, including the traffic conditions is attached.

The approval is based on the submitted site plan and stated conditions. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

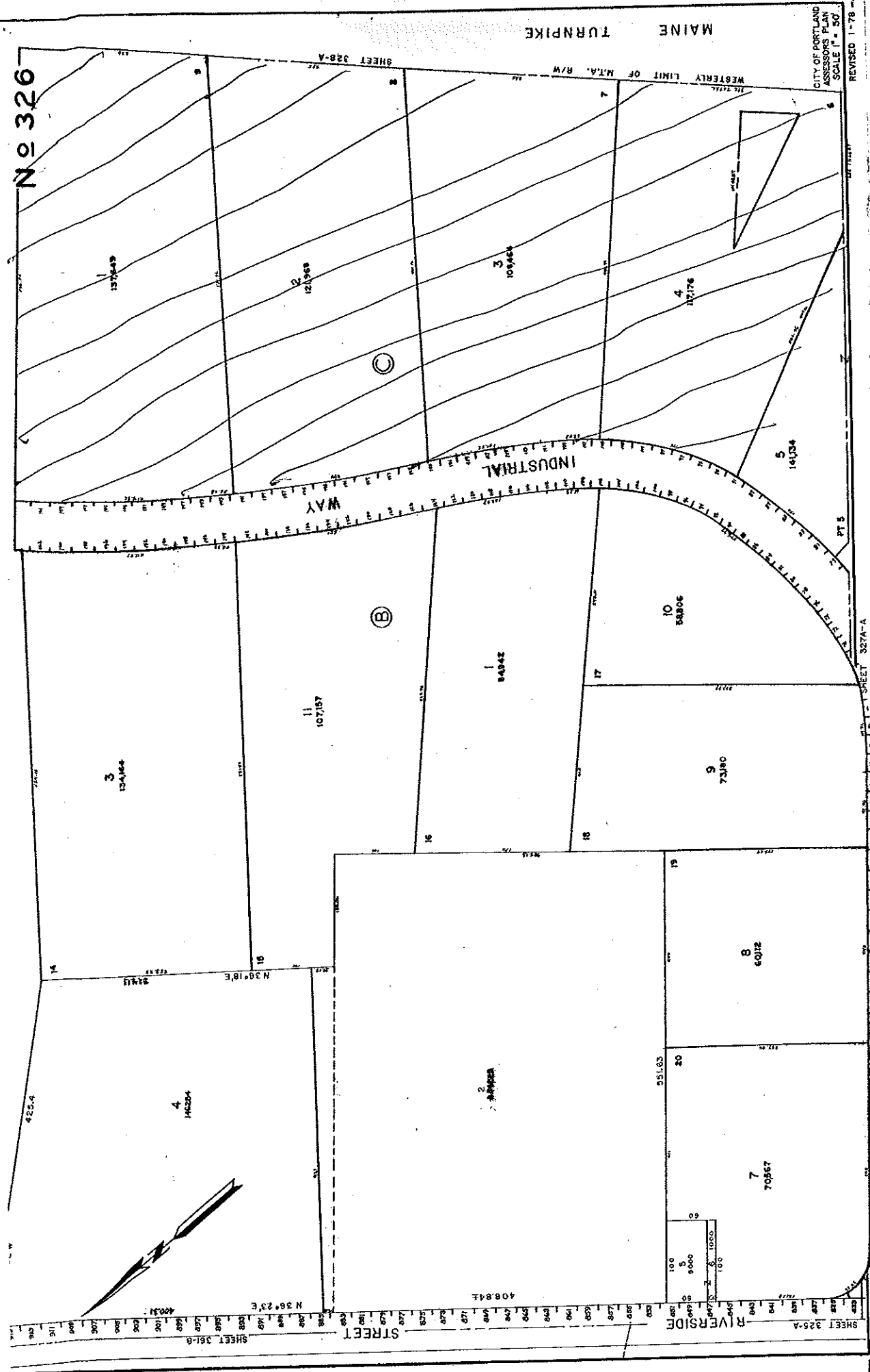
Sincerely,

  
Jack D. Humeniuk, Chairman  
Portland Planning Board

DK/eg

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
David Klenk, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Warren J. Turner, Zoning Administrator  
George Flaherty, Director of Parks & Public Works  
Marc Guimont, City Engineer  
William Boothby, Principal Engineer  
Robert Roy, Planning Engineer  
William Bray, City Traffic Engineer  
Carmela Barton, City Arborist  
James Vatsiaticas, Associate Corporation Counsel







**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Jan 5 20 06  
Received from The Planning & Zoning Resource Corp.  
Location of Work 125 Industrial Way  
Cost of Construction \$ \_\_\_\_\_  
Permit Fee \$ 150.00  
Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_  
Other Zoning Determination  
CBL: 326 C 001  
Check #: 206911 Total Collected \$ 150.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

City of St. Louis  
City Council  
January 17, 2001  
February 7, 2003

Provided for informational purposes only.  
Not for use in any legal proceeding.  
File and available for reference  
Urban Development, 874-8703.

Planning and Urban Development

