



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

October 7, 2014

Jonathan L. Goldberg  
c/o Mittel Asen, LLC  
85 Exchange Street  
Portland, ME 04101

RE: 57 Industrial Way, Unit #2, Aspen Business Condominium – 327A-A-008002 (the "Property")

Dear Attorney Goldberg,

I am in receipt of your determination request for the Property.

1. The Property is located entirely within the I-M Moderate industrial Zone.
2. The intended use (manufacturing/woodworking) is a listed permitted use under 14-247(a) "Low impact industrial use" within the I-M zone.
3. To the best of my knowledge, the Property conforms to the provisions of the Portland Land Use Ordinance.
4. To the best of my knowledge, there are no known land use or zoning code violations.
5. A search of the City's records show that there is no record of any land use or zoning code violation.
6. The last permitted use on the Property is for a micro-brewery. It would be required to apply for a change of use from a micro-brewery to a manufacturing/woodworking use for unit #2, the Property. I have enclosed the paperwork from our files that reflects the last approved use. It is my further understanding that the change of use should not trigger a site plan review.

If you have any questions concerning this determination, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

940356

Permit # 940356 City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: ASPER ASSOCIATES Phone # \_\_\_\_\_  
 Address: Casco Bay Brewing Co.  
 LOCATION OF CONSTRUCTION: 57 Industrial Way  
 Contractor: Robert E. Wade Sub \_\_\_\_\_  
17 Wildrose Lane Scarborough, ME 04074  
 Address: \_\_\_\_\_ Phone # 883-4673  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: Micro Brewery  
 Past Use: Storage/Ware  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: Change Use from Storage/Ware to Micro Brewery

Foundation: 327AA-8  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floor: \_\_\_\_\_  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 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: \_\_\_\_\_  
 1. Studding Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes: \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size: \_\_\_\_\_  
 7. Insulation Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 8. Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 9. Siding Type: \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials: \_\_\_\_\_  
 11. Metal Materials: \_\_\_\_\_

Interior Walls: \_\_\_\_\_  
 1. Studding Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes: \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type: \_\_\_\_\_  
 4. Fire Wall if required: \_\_\_\_\_  
 5. Other Materials: \_\_\_\_\_

PERMIT ISSUED  
 For Official Use Only  
 Date: 29 April 1994  
 Inside Fire Limits: \_\_\_\_\_  
 Ridge Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_  
 MAY - 3 1994

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided 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 \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain): MIN 25-2-94

Ceiling: \_\_\_\_\_  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type: \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof: \_\_\_\_\_  
 1. Truss or Rafter Size: \_\_\_\_\_  
 2. Sheathing Type: \_\_\_\_\_  
 3. Roof Covering Type: \_\_\_\_\_  
 4. Insulation Type: \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Chimneys: \_\_\_\_\_  
 Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_

Heating: \_\_\_\_\_  
 Type of Heat: \_\_\_\_\_

Electrical: \_\_\_\_\_  
 Service Entrance Size: \_\_\_\_\_  
 Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing: \_\_\_\_\_  
 1. Approval of soil test if required: Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers: \_\_\_\_\_  
 3. No. of Fixtures: \_\_\_\_\_  
 4. No. of Lavatories: \_\_\_\_\_  
 5. No. of Other Fixtures: USE GROUT F-1 TYPE

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

PERMIT ISSUED WITH LETTER

PERMIT ISSUED

Permit Received By: Mary  
 Signature of Applicant: Robert E. Wade  
 CEO's District: 7  
 Date: 29 April 94

White - Tax Assessor

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

Wm. Jordan



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 57 Industrial Way

Issued to Casco Bay Brewing Co.

Date of Issue 20 Sept '94

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. 94/0350, 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

Micro Brewery

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

9-19-94

(Date)

Inspector

*Meyer Schmudde*  
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.

Permit # 940398 City of Portland BUILDING PERMIT APPLICATION Fee 70.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form. PERMIT ISSUED

Owner: Aspen Associates Phone # \_\_\_\_\_  
 Address: Casco Bay Brewing Co.  
 LOCATION OF CONSTRUCTION 57 Industrial Way  
 Contractor: Keeley Const. Sub: \_\_\_\_\_  
P.O. Box 1074 Ptd, ME 04104 Phone # 773-8499  
 Address: \_\_\_\_\_  
 Est. Construction Cost: 10,000.00 Proposed Use: Brewery  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Install Concrete Pads as per plans

**For Official Use Only**

Date 06 May 1994 Subdivision \_\_\_\_\_ Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Ownership: Public Private \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided 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 \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: WSP (Ex-114) 5-9-94

327-A-A-002  
 Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 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:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Ceiling: **HISTORIC PRESERVATION**  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark  
 3. Type Ceilings: \_\_\_\_\_ Does not require review  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ requires review  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Approved  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Approved

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

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

Permit Received By Mary Gresik  
 Signature of Applicant Susan Stackpole Date 6 May 94  
 CEO's District Susan Stackpole

CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO [Signature]

White - Tax Assessor

  
**Keeley Construction Company, Inc.**

Mailing Address • P.O. Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

May 6, 1994

City of Portland  
P.O. Box 544  
Portland, ME 04104

Re: 57 Industrial Way, Unit #2

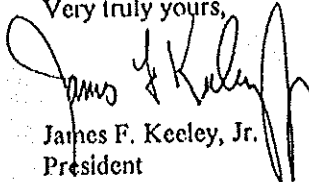
Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for the following renovation work at the above reference location.

1. Replace 40' x 50' concrete slab
2. Install 10' block wall
3. Install two exterior concrete pads per attach drawing.

The value for the above work is \$10,000.00.

Very truly yours,

  
James F. Keeley, Jr.  
President

JFK/sds

enclosure

**The Team That's Building Portland's Future**

Permit # 940533 City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Aspen Associates Phone # \_\_\_\_\_  
 Address: Casco Bay Brewing Co.  
 LOCATION OF CONSTRUCTION 57 Industrial Way  
 Contractor: Keeley Const. Co. Sub: \_\_\_\_\_  
 P.O. Box 1074 Pctd, ME 04104 Phone # 773-8499  
 Address: \_\_\_\_\_  
 Est. Construction Cost: 6,000.00 Proposed Use: Brewery w/int reno  
 Past User: Brewery  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Make Interior Renovations

**For Official Use Only**  
 Date 2 June 1994 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name IN-8 1994  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided 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 \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: \_\_\_\_\_ (Explain)

327-A-A-008  
**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: \_\_\_\_\_ HISTORIC PRESERVATION  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not District or Landmark  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Does not require review.  
 5. Ceiling Height: \_\_\_\_\_ Varies Per Plan

**Floor:**  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved  
 3. Roof Covering Type \_\_\_\_\_ Per Covering Specifications

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_  
**Heating:**  
 Type of Heat: \_\_\_\_\_  
**Electrical:**  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Plumbing:**  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures USE Group F2 TYPE R-2  
**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik Date 2 June '94  
 Signature of Applicant Susan Starkpole  
 Signature of Official Susan Starkpole  
 Signature of Official F. M.A. Jordan

**PERMIT ISSUED**  
**WITH LETTER**  
**ISSUED**  
**WITH LETTER**

White - Tax Assessor

Ivory Tag - CEO

CONTINUED TO REVERSE SIDE

Keeley Construction Company, Inc.

Mailing Address • P.O. Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

June 2, 1994

City of Portland  
P.O. Box 544  
Portland, ME 04104

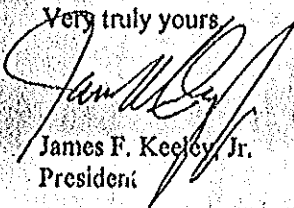
Re: 57 Industrial Way, Unit #2

Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for interior renovation work in accordance with the attached plan.

The value for the above work is \$6,000.00.

Very truly yours,



James F. Keeley, Jr.  
President

JFK/sds

enclosure

The Team That's Building Portland's Future

# MITTELASEN, LLC

ATTORNEYS AT LAW  
85 EXCHANGE STREET  
PORTLAND, ME 04101

ROBERT E. MITTEL  
MICHAEL P. ASEN  
DIANE DUSINI  
JONATHAN L. GOLDBERG  
SUSAN S. BIXBY  
ANDREW J. KULL  
MARIA FOX

85 EXCHANGE STREET, 4<sup>th</sup> FLOOR  
PORTLAND, MAINE 04101

DIRECT DIAL 207 699-5735  
RECEPTION 207 775-3101  
FAX 207 871-0683

RECEIVED

SEP 29 2014

Dept. of Building Inspections  
City of Portland Maine

[jgoldberg@mittelasen.com](mailto:jgoldberg@mittelasen.com)

September 26, 2014

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

*No check found in request  
received letter*

*I-11*

Re: ***Zoning Determination: Unit 2, Aspen Park Business Condominium  
57 Industrial Way, Portland  
CBL: 327A A008002***

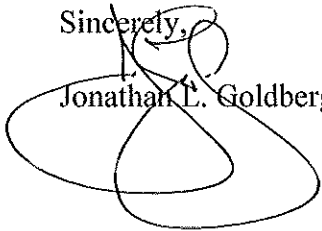
Dear Marge:

A client of mine is purchasing the above-referenced commercial condominium unit (the "Property"). The purchaser's lender is requesting a letter from the City of Portland confirming that:

1. The property is within the \_\_\_\_\_ zone(s).
2. The intended use (manufacturing/woodworking) is a permitted use within the zone.<sup>1</sup>
3. The property conforms to the provisions of the Portland Land Use Ordinance.
4. There are no known land use or zoning code violations.
5. There is no record of any land use or zoning code violation.

I have enclosed our \$150.00 check as payment in full of the fee for a zoning determination. Also enclosed is a sample letter for your convenience. Thank you for your assistance. Please let me know if you require anything further.

Sincerely,

  
Jonathan L. Goldberg

Enclosures  
cc: Henry R. Romano

<sup>1</sup> The future tenant, Papi & Romano Builders, Inc., is currently operating in Unit 1 of the same condominium project. No change of use is anticipated.



October \_\_\_\_, 2014

Jonathan L. Goldberg, Esq.  
MittelAsen, LLC  
85 Exchange Street, 4<sup>th</sup> Floor  
Portland, ME 04101

Re: Re: ***Zoning Determination: Unit 2, Aspen Park Business Condominium  
57 Industrial Way, Portland  
CBL: 327A A008002***

Dear Mr. Goldberg:

In response to your letter of September 26, 2014 requesting a zoning determination from the City of Portland (“City”) relative to the above-referenced property (the “Property”), I have reviewed the City’s Land Use Ordinance, the Assessor’s records, and the Inspection Division’s files to make the following determinations:

1. The Property is zoned \_\_\_\_\_.
2. The Property conforms to the provisions of the Portland Land Use Ordinance.
3. Manufacturing (in this case, operation of a woodworking shop) is a permitted use within the zone.
4. I find no record of land use or zoning violations, either currently or in the past.
5. Relocation to the Property by Papi & Romano Builders, Inc, which is currently occupying Unit 1 of the Aspen Park Business Condominium, presents no zoning or land use problems and requires no permitting, with the exception of a building permit that may be required for modifications to the Property.

Please let me know if you need further information .

Sincerely,  
City of Portland

Marge Schmuckal, Zoning Administrator

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

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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:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[Browse city services 3-7](#)

[Browse facts and find 5 0-7](#)



Best viewed at 800x600, with Internet Explorer

<b>CBL</b>	327A A008002
<b>Land Use Type</b>	COMMERCIAL CONDOS
Verify legal use with Inspections Division	
<b>Property Location</b>	53 INDUSTRIAL WAY
<b>Owner Information</b>	LJT LLC 53 INDUSTRIAL WAY PORTLAND ME 04103
<b>Book and Page</b>	15502/150
<b>Legal Description</b>	327A-A-8 INDUSTRIAL WAY 47-63 UNIT #2 ASPEN PARK BUS CONDO
<b>Acres</b>	0

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	34650	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$35,800.00	LJT LLC
<b>BUILDING VALUE</b>	\$328,200.00	53 INDUSTRIAL WAY
<b>NET TAXABLE - REAL ESTATE</b>	\$364,000.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$7,280.00	

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

**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1988
<b>Style/Structure Type</b>	WAREHOUSE
<b># Units</b>	1
<b>Building Num/Name</b>	1 -
<b>Square Feet</b>	5000
<a href="#">View Sketch</a>	<a href="#">View Map</a> <a href="#">View Picture</a>

**Exterior/Interior Information:**

<b>Building 1</b>	
<b>Levels</b>	01/01
<b>Size</b>	1500
<b>Use</b>	WAREHOUSE
<b>Height</b>	18
<b>Walls</b>	CONC. BLOCK
<b>Heating</b>	UNIT HEAT
<b>A/C</b>	NONE

<b>Building 1</b>	
<b>Levels</b>	01/01
<b>Size</b>	3500
<b>Use</b>	MULTI-USE OFFICE
<b>Height</b>	9
<b>Walls</b>	ENCLOSURE
<b>Heating</b>	UNIT HEAT

A/C NONE

**Other Features:**

**Building 1**  
Structure OVERHEAD DOOR - WD/MT  
Size 8X8

**Outbuildings/Yard Improvements:**

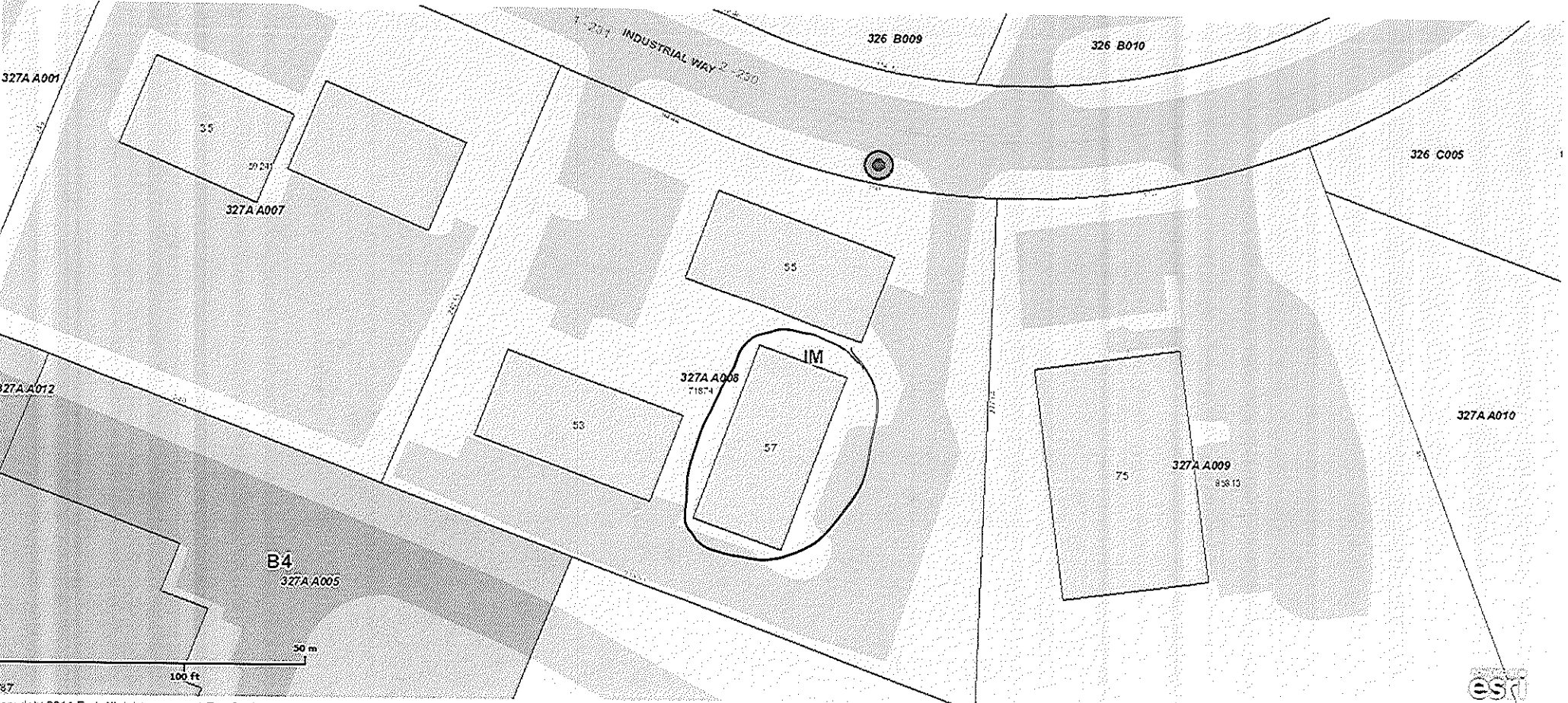
**Building 1**  
Year Built 1988  
Structure ASPHALT PARKING  
Size 1X2400  
Units 1  
Grade C  
Condition 3

**Sales Information:**

Sale Date	Type	Price	Book/Page
5/31/2000	LAND + BUILDING	\$0.00	15502/150
1/2/1996	LAND + BUILDING	\$0.00	12292/113

**New Search!**

# 57 Industrial Way



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2052	<b>Applicant:</b> LJT LLC
<b>Project Name:</b> 53 INDUSTRIAL WAY	<b>Location:</b> 53 INDUSTRIAL WAY
<b>CBL:</b> 327A A008002	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 10/01/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
<b>Total Current Fees:</b>	+	<b>\$150.00</b>
<b>Total Current Payments:</b>	-	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 327A A008002  
**Bill To:** LJT LLC  
 53 INDUSTRIAL WAY  
 PORTLAND, ME 04103

**Application No:** 0000-2052  
**Invoice Date:** 10/01/2014  
**Invoice No:** 46766  
**Total Amt Due:** \$0.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

**[Click Here to Pay On Line](#)**