



Planning & Urban Development Department

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

October 30, 2013

TO: TD Bank
One Portland Square
PO Box 9540
Portland, ME 04112

Key Bank, N.A.
One Canal Plaza, 4th floor
Portland, ME 04101

RE: **1000 Riverside Street, Portland, Maine (the "Property") – 360-A-004**
Zoning Determination Letter

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-reference Property located in the City of Portland (the "City"), which Property is or shall be owned jointly by **Portland Public Library and Maine Historical Society or its assignee/designee MHS, Inc.** (collectively "Owner") and is generally depicted on the survey attached hereto as **Exhibit A**, as follows:

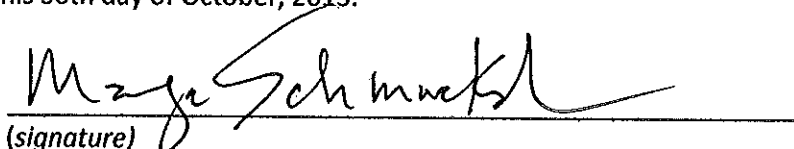
1. **Zoning District**. Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the Industrial Moderate (I-M- Impact Zone (the "Zoning District") as set forth in Div. I-M, I-Ma and I-Mb Industrial Zones, §§ 14-24 – 14-22 of Art. III, **Zoning**, §§ 14-46 – 14-90 (the "Zoning Ordinance") under Chapter 14, **Land Use** (the "Land Use Ordinance") of the Code.
2. **Permitted Use**. The planned use or uses of the Property by Owner as a commercial condominium for warehousing and storage of books, documents, historical and literary collections, and related materials, facilities, and archives, and for general business and professional office use (collectively the "Use") are all a **permitted use** under the Zoning District.
3. **Code Enforcement**. There are no known, unresolved, or pending Code violations or Code enforcement actions with respect to any applicable City zoning codes, ordinances, or building, environmental, or energy codes, ordinances, or regulations.
4. **Permits and Approvals**. With respect to the Use of the Property and the related improvements and renovations to the Property to be completed by Owner substantially as depicted on the construction plans attached as **Exhibit B** and as discussed in Owner's meetings with the Planning & Urban Development prior to the date hereof (the "Construction"), the following permits and approvals are required as indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:

Permits and Approvals – Required [X] or Not applicable [N/A]

- (a) **Building Permit.** The Owner must apply for and obtain a Building permit for the Change of Use and Construction.
- (b) **Conditional Use Approval.**
- (c) **Site Plan Approval.**
- (d) **Subdivision Approval.**
- (e) **Condominium conversion Permit.**
- (f) **Certificate of Occupancy.** After the Building Permit is issued and the Construction is completed subject to inspections by the City, the Owner must obtain a Certificate of Occupancy.
- (g) **Change of Use.** The Certificate of Occupancy must contain approval for a Change of Use from the existing use to the anticipate Use by the Owner; because the intended Use is a permitted use in the Zoning District, this anticipated Change of Use approval is supported by the Zoning Ordinance.
- (h) **Other:** _____.

Dated this 30th day of October, 2013.

By:


(signature)

Name: Marge Schmuckal

Title: Zoning Administrator

City of Portland, Planning & Urban Development Department – Inspections Division



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

Horace W. Horton
Arthur A. Cerullo
Andrew W. Sparks
Paul E. Peck
Philip P. Mancini
Jennifer I. Richard
Douglas F. Britton
Scott E. Herrick
Christopher E. Pazar
Stephanie N. Strouse
Nathaniel R. Huckel-Bauer
Julia G. Pitney
Heather T. Whiting
Andrew P. Pierce
Christopher L. Brooks
Nicholas R. Loukes
Patrick C. Lever

Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
1914-1991

Of Counsel
Robert C. Santomenna^o
Paul M. Koziell^{o*}

Telephone: 207-774-0317
Facsimile: 207-761-4690
E-mail: info@ddl.com

October 29, 2013

VIA GENERAL COURIER
City of Portland, Planning & Urban Development Dept.
Attn: Marge Schmuckal
389 Congress Street, Room #308
Portland, Maine 04101

Re: 1000 Riverside Street, Portland, Maine - Zoning Determination Letter

Dear Marge:

Please find check no. 110225 enclosed in the amount of \$150.00 representing the Zoning Determination Letter fee in connection with the above-mentioned property.

Should you have any questions or require anything further please let us know.

Very truly yours,

Douglas F. Britton, Esq.

Enclosure

DFB/gtp
Y:\6660-0000\771096.doc

[LETTERHEAD]

Handwritten notes and signatures in the top right corner.

CITY OF PORTLAND ZONING DETERMINATION LETTER

DATE: October __, 2013

I-M

RECEIVED

To: TD Bank
One Portland Square
PO BOX 9540
Portland, ME 04112

KeyBank, N.A.
One Canal Plaza, 4th Floor
Portland, ME 04101

OCT 29 2013

Dept. of Building Inspections
City of Portland Maine
RECEIVED

RE: **1000 Riverside Street, Portland, Maine (the "Property")**
Zoning Determination Letter

OCT 29 2013

360-A-4

Dept. of Building Inspections
City of Portland Maine

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced Property located in the City of Portland (the "City"), which Property is or shall be owned jointly by **Portland Public Library and Maine Historical Society or its assignee/designee MHS, Inc.** (collectively "Owner") and is generally depicted on the survey attached hereto as **Exhibit A**, as follows:

1. **Zoning District.** Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the Industrial Moderate (I-M) Impact Zone (the "**Zoning District**") as set forth in Div. 14, **I-M, I-Ma, and I-Mb Industrial Zones**, §§ 14-246 -- 14-252 of Art. III, **Zoning**, §§ 14-46 -- 14-90 (the "**Zoning Ordinance**") under Chapter 14, **Land Use** (the "**Land Use Ordinance**") of the Code.
2. **Permitted Use.** The planned use or uses of the Property by Owner as a commercial condominium for warehousing and storage of books, documents, historical and literary collections, and related materials, facilities, and archives, and for general business and professional office use (collectively the "Use") are all a **permitted use** under the Zoning District.
3. **Code Enforcement.** There are no known, unresolved, or pending Code violations or Code enforcement actions with respect to any applicable City zoning codes, ordinances, or building, environmental, or energy codes, ordinances, or regulations.

4. Permits and Approvals. With respect to the Use of the Property and the related improvements and renovations to the Property to be completed by Owner substantially as depicted on the construction plans attached as **Exhibit B** and as discussed in Owner's meetings with the Planning & Urban Development Department prior to the date hereof (the "**Construction**"), the following permits and approvals are required as indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:

Permits and Approvals - Required [X] or Not Applicable [N/A]

- (a) [] **Building Permit**. The Owner must apply for and obtain a Building Permit for the Construction.
- (b) [] [N/A] **Conditional Use Approval**.
- (c) [] [N/A] **Site Plan Approval**.
- (d) [] [N/A] **Subdivision Approval**.
- (e) [] [N/A] **Condominium Conversion Permit**.
- (f) [] **Certificate of Occupancy**. After the Building Permit is issued and the Construction is completed subject to inspections by the City, the Owner must obtain a Certificate of Occupancy.
- (g) [] **Change of Use**. The Certificate of Occupancy must contain approval for a Change of Use from the existing use to the anticipated Use by the Owner; because the intended Use is a permitted use in the Zoning District, this anticipated Change of Use approval is supported by the Zoning Ordinance.
- (h) [] [N/A] Other: _____ .

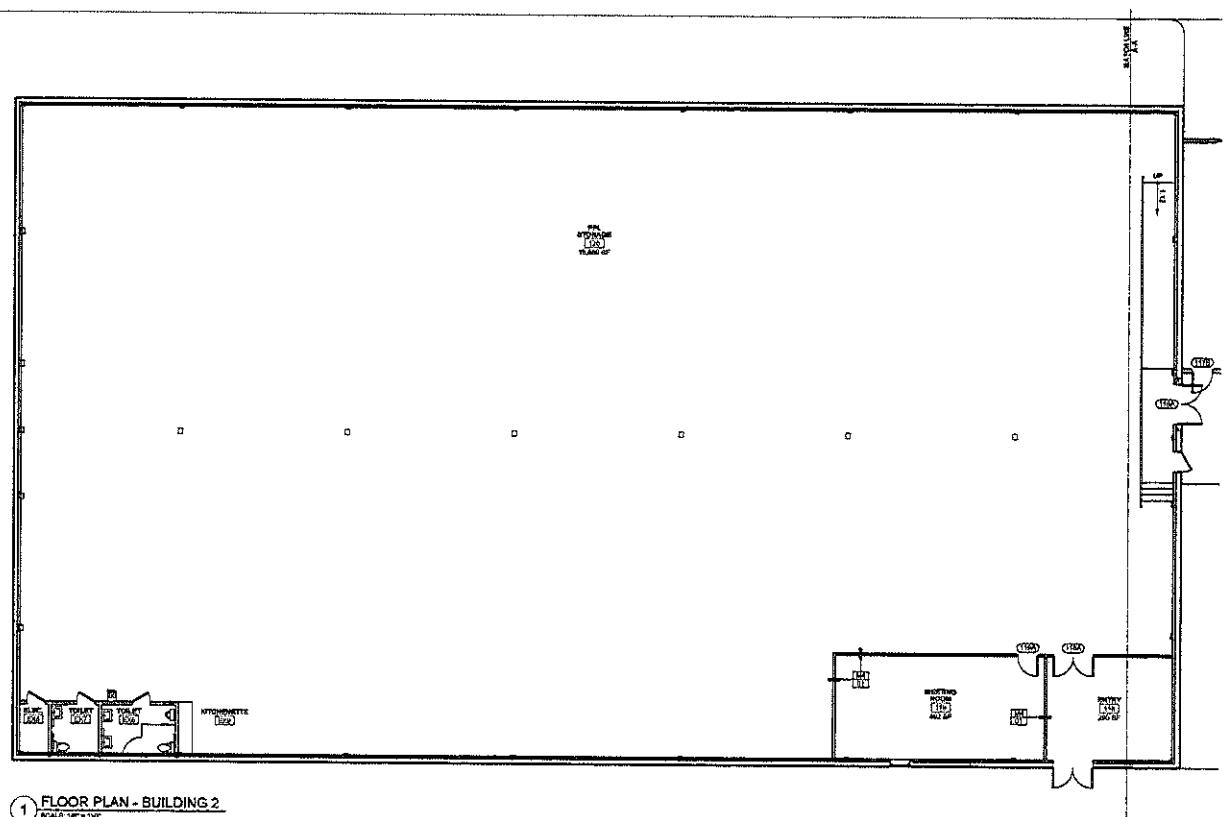
Dated this ____ day of _____, 2013.

By: _____
(signature)

Name: Marge Schmuckal

Title: Assistant Chief of Inspection Services/Zoning Administrator

City of Portland, Planning & Urban Development Department – Inspections Division

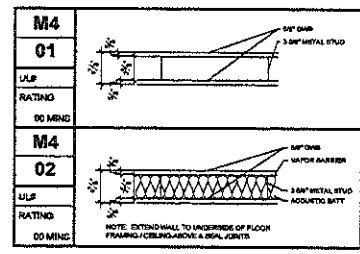


1 FLOOR PLAN - BUILDING 2
 SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE - BUILDING 1										
ROOM NO.	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CILING	MATL.	NOTES
001	ENTRY									
002	RECEPTION & PUBLIC WAITING									
003	LIBRARY									
004	LIBRARY ACCOMMODATION									
005	LIBRARY STORAGE									
006	PLANT STORAGE									
007	HALL									
008	HALL									
009	HALL									
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025	PLANT STORAGE									

ROOM FINISH SCHEDULE - LOADING DOCK & BUILDING 2										
ROOM NO.	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CILING	MATL.	NOTES
026	LOADING DOCK									
027	LOADING DOCK									
028	LOADING DOCK									
029	LOADING DOCK									
030	LOADING DOCK									
031	LOADING DOCK									
032	LOADING DOCK									
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050	LOADING DOCK									

NOTES:
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 3. PATCHWORK AT WALLS TO BE REMOVED AS PER
 4. PATCHWORK AT WALLS TO BE REMOVED AS PER
 5. PATCHWORK AT WALLS TO BE REMOVED AS PER



- GENERAL INSTRUCTION NOTES:
- REFER TO ROOM FINISH SCHEDULE FOR FINISH SURFACE TREATMENT AND CEILING HEIGHTS ADJUSTED WITH PARTITIONS.
 - PROTECT ACoustICAL CEILING BENEATH ALL STUD BARRIERS AND AROUND ALL PENETRATIONS IN WALLS WITH SOUND MATS.
 - O.C. WALL REFER TO STRUCTURAL DRAWING FOR STUD SPACING UNLESS OTHERWISE NOTED.
 - WALLS LABELED EG&T TO REMAIN AS IS AND BE PATCHED AS NECESSARY AND REPAIRED.
 - WALLS LABELED EG&G TO BE STRIPPED DOWN TO STUD OR LATH AND REPAIR AS STORAGE SPACE. INSTALL STUD BARRIERS AND INSULATION TO MATCH NEW WALL TYPE AND C.



Certificate of Occupancy

LOCATION 1000 RIVERSIDE STREET CBL: 360-A-004

Issued to TUCKENHAVEN & ZAJAC LLC

Date of Issue DECEMBER 29, 2000

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. 990842 , 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 BUILDING

APPROVED OCCUPANCY

USE GROUP F1
TYPE OF CONSTRUCTION 2C
BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

09/20/06
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

01/02/01
[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.

I - M

City of Portland
Code of Ordinances
Sec. 14-246

Land Use
Chapter 14
Rev. 3-4-13

provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure.

Industrial uses in the moderate impact industrial zones may require separation from higher impact uses, which should be directed to the high impact industrial zone.

(Ord. No. 164-97, § 7, 1-6-97)

Sec. 14-247. Permitted uses.

The following uses are permitted whether provided by private or public entities in the I-M moderate impact industrial zone, the I-Ma and the I-Mb zone:

- (a) Low impact industrial uses, including but not limited to bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, musical instruments, precision instruments, watchmakers, toys and sporting goods, wood products, jewelry, assembly of electrical components, tool and die shops and the packaging of food.
- (b) Research and development and back office uses.
- (c) Building contractors and construction and engineering services.
- (d) Wholesale trade.
- (e) Warehousing and distribution facilities, including outdoor storage.
- (f) Intermodal transportation facilities and transportation terminals.
- (g) Repair services, including all types of automotive repair services.
- (h) Indoor amusement or recreational centers.
- (i) Plant and tree nurseries, including associated recycling

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1821	Applicant: MURETS LLC
Project Name: 1000 RIVERSIDE ST	Location: 1000 RIVERSIDE ST
CBL: 360 A004001	Application Type: Determination Letter
Invoice Date: 10/30/2013	

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

Previous Balance **\$0.00**

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

CBL 360 A004001
Bill to: MURETS LLC
 15 DARIN DR
 AUGUSTA, ME 04330

Application No: 0000-1821
Invoice Date: 10/30/2013
Invoice No: 43206
Total Amt Due: \$0.00
Payment Amount: \$150.00

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/planning/permitstatus.asp>

waiting for fee

Marge Schmuckal - 1000 Riverside-Zoning Determination Letter

From: "Britton, Douglas F." <DBritton@DDLAW.COM>
To: <mes@portlandmaine.gov>
Date: 10/28/2013 10:35 AM
Subject: 1000 Riverside-Zoning Determination Letter
CC: "Perry, Gabrielle T." <GPerry@DDLAW.COM>
Attachments: 13186-BD-130611.pdf; 2013-10-15 A102.pdf; 2013-10-15 A101.pdf; Zoning Letter -1000 Riverside (City of Portland).docx

Marge:

According to our conversation last week, please find attached a proposed Zoning Determination Letter for the property at 1000 Riverside. Our firm represents Portland Public Library and Maine Historical Society as the joint purchasers of the property. This letter is being requested by PPL and MHS for the benefit of their mortgage lenders KeyBank and TD Bank, in connection with the anticipated P&S closing now scheduled for November 15th.

The Map/Lot for the Property is 360-A-4. Also for reference please find attached a PDF copy of a new ALTA survey for the property.

We are requesting that the letter include reference to the future use and renovation of the property, as PPL and MHS have discussed in recent meetings with the Planning Department, including the meeting on August 29th. In this regard, I'm attaching the current building plans for additional reference (and as mentioned in the letter).

I understand the City's fee for the letter is \$150.00, which I will have delivered to the planning office later today.

If you have any questions regarding the letter, or if I can provide any further assistance in this regard, please contact me.

Thanks again for your help.

-Doug

Douglas F. Britton
Drummond & Drummond, LLP
One Monument Way
Portland, Maine 04101
Tel: (207) 774-0317
Fax: (207) 761-4690
E-mail: dbritton@ddlaw.com

Doug's bio: www.ddlaw.com/dbritton.html

Firm website: www.ddlaw.com

CONFIDENTIALITY NOTICE: The information contained in this message and any attachments is legally privileged and confidential intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or any attachments is strictly prohibited. If you are not the intended recipient, please reply to the sender that this message was misdirected, delete the message and any attachments and do not retain any copies. This message and any attachments may contain opinions, conclusions, and other information that do not relate to the official business of the firm. If so, this firm does not endorse them.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication, unless expressly stated otherwise, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding tax-related penalties under the Internal Revenue Code or (2) promoting, marketing, or recommending to another party any tax-related matter(s) addressed herein.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: ***1000 Riverside Street 04103		Owner: ** Tuchenhagen-Zajac LLC		Phone: 207-797-9500		Permit No: 990042	
Owner Address: 1000 Riverside St. Ptland, ME		Leasee/Builder's Name: ** Attn: Curtis Taylor		Phone:		BusinessName: ** Tuchenhagen-Zajac LLC	
Contractor Name: Cimino Construction Co.		Address: 125 Pleasant Hill Rd. Scarborough, ME 04074		Phone: 883-5138		Permit Issued: 10	
Past Use: Manufacturing		Proposed Use: Same		COST OF WORK: \$ 600,000		PERMIT FEE: \$ 3,624.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group F1 Type RC	
Proposed Project Description: Construct addition to existing building. 17,500 sq. ft. steel building with water & power HVAC <i>This for site work - No structural plans submitted</i>				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: F-1 CBL: 360-A-004	
Permit Taken By: UB				Date Applied For: 7-27-99		Zoning Approval: <i>[Signature]</i> 8/5/99 Special Zone or Reviews: <input type="checkbox"/> Shoreland HA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

****Mail To: Tuchenhagen-Zajac LLC
Curtis Taylor
1000 Riverside Street
Portland, Maine 04103

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

July 28, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT **1**
ub

DE LUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

178 MAIN STREET
SUITE 3
SOUTH PORTLAND, MAINE 04106
TEL: 207 773 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Telbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 21, 2000

RE: Certificate of Occupancy - 1000 Riverside Street (GEA/Tuchenhagen)

On December 21, 2000, the site was reviewed for compliance with the conditions of approval.

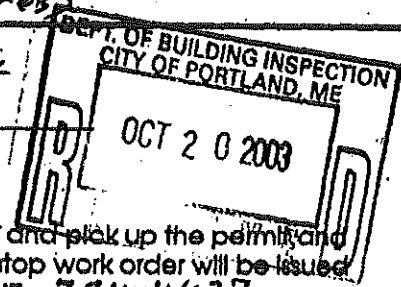
It is our opinion that a permanent certificate of occupancy could be issued, assuming neither Code Enforcement nor Public Works has any outstanding issues.

03-1284

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1000 Riverside St. Portland.</u>		
Total Square Footage of Proposed Structure <u>510 pit</u> <u>470 pad.</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>360</u> Block# <u>A</u> Lot# <u>004</u>	Owner: <u>Tuehnhagen</u>	Telephone: <u>797-9500</u>
Lessee/Buyer's Name (if Applicable) <u>Spectrum Printing & Graphics</u>	Applicant name, address & telephone: <u>Spectrum Printing</u> <u>P.O. Box 1150</u> <u>Auburn ME. 04211</u>	Cost Of Work: \$ <u>36,000</u> Fee: \$ <u>345.00</u>
Current use: <u>Valve Manufacturing</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Sheet Fed Commercial Printing</u>		
Project description: <u>Concrete slab to support 6 color press</u> <u>Concrete pit to support an 8 color press</u>		
Contractor's name, address & telephone: <u>Burt Gendron</u> <u>P.O. Box 2002</u> <u>Auburn ME 04211-2002</u>		
Who should we contact when the permit is ready: <u>Alex Mella</u>		
Mailing address: <u>Spectrum Printing</u> <u>P.O. Box 1150</u> <u>Auburn ME. 04211</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>784-4437</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Officer's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Alex Mella</u>	Date: <u>10-20-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 8/29/13 9:30 AM ZONE: I-M

LOCATION: 1000 Riverside St. - ME Historical Public Library

PEOPLE PRESENT: Doug Britton - DAVID Curran -
Ted Oldem - Steve Pagani - Steve Barge

Barbara B. - Marge Schmuckal - Jeff L.

DISCUSSION:

Interior renovation - New membrane roof S (add insulation)
 create 2 condominiums → Portland Public Library
 will be sprinklered Maine Historic Society
 All New Systems
 35 parking spaces req min.
 Wants a solar array on roof or on parking lot area
 Refacade the building - The colonnade will disappear (front Bldg)
 "Quiet" is the key.
 Not triggering a site plan review right now
 Notified About City Council considering impervious surface fees - storm water
 Close Nov. 15th start work soon after that

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8186

[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:

<p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Haps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p>	<p>CBL 360 A004001</p> <p>Land Use Type OFFICE & BUSINESS SERVICE <small>Verify legal use with Inspections Division</small></p> <p>Property Location 1000 RIVERSIDE ST HURETS LLC 15 DARIN DR AUGUSTA ME 04330</p> <p>Owner Information</p> <p>Book and Page 27257/075</p> <p>Legal Description 360-A-4 RIVERSIDE ST 988-1002</p> <p>Acres 169950 SF 3.9015</p>
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Current Assessed Valuation:

<p>browse city services a-z</p> <p>browse facts and links a-z</p>	<p>TAX ACCT NO. 37940</p> <p>LAND VALUE \$336,600.00</p> <p>BUILDING VALUE \$1,253,200.00</p> <p>NET TAXABLE - REAL ESTATE \$1,589,800.00</p> <p>TAX AMOUNT \$30,858.02</p>	<p>OWNER OF RECORD AS OF APRIL 2013 HURETS LLC</p> <p>15 DARIN DR AUGUSTA ME 04330</p>
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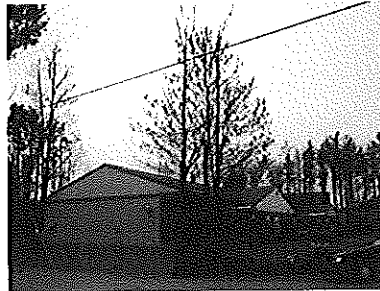
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Building 1

Year Built	1988
Style/Structure Type	PREFAB WAREHOUSE
# Units	1
Building Num/Name	1 - GE A
Square Feet	18000

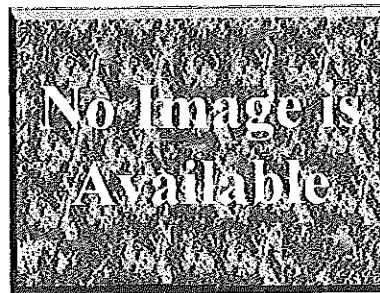
[View Sketch](#) [View Map](#) [View Picture](#)



Building 2

Year Built	1999
Style/Structure Type	PREFAB WAREHOUSE
# Units	1
Square Feet	17500

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

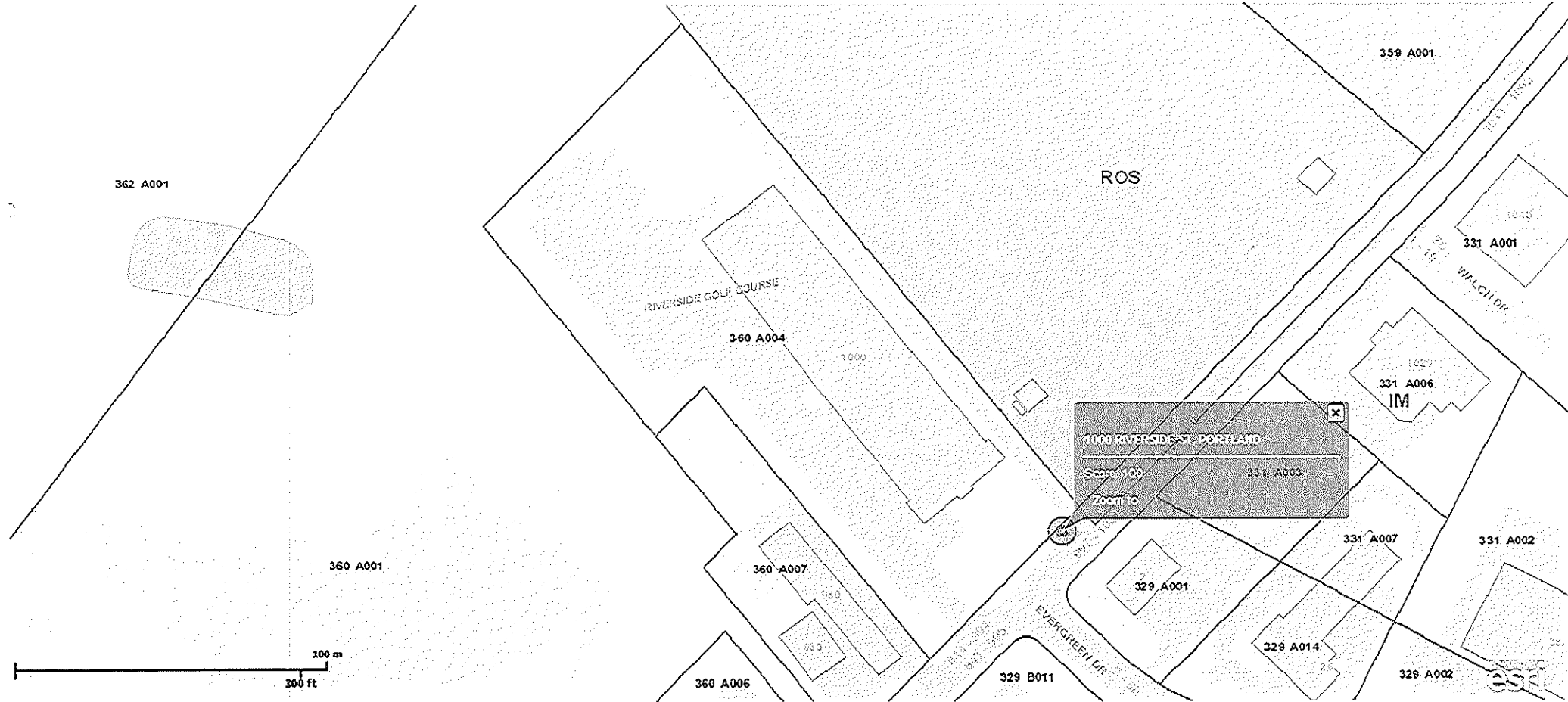
Building 1

Levels	01/01
Size	4000
Use	MULTI-USE OFFICE
Height	14
Walls	METAL-LIGHT
Heating	HOT AIR
A/C	CENTRAL

Building 1

Levels	01/01
Size	14000
Use	LIGHT MANUFACTURING
Height	14
Walls	METAL-LIGHT

1000 Riverside St





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1000 RIVERSIDE STREET CBL: 360-A-004

Issued to TUCKENHAVEN & ZAJAC LLC

Date of Issue DECEMBER 29, 2000

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. 990842, 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 BUILDING

APPROVED OCCUPANCY

USE GROUP F1
TYPE OF CONSTRUCTION 2C
BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

09/06/01
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

[Handwritten initials]
01/02/01

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.

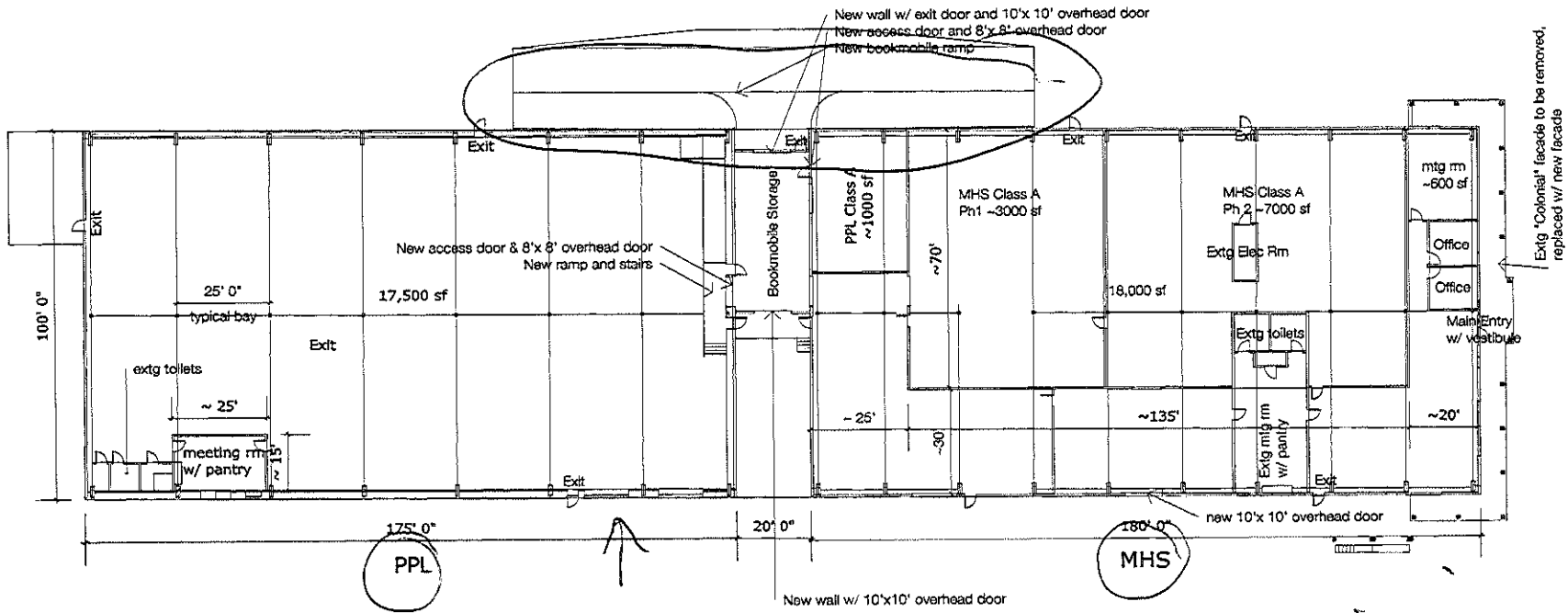


Memorandum
 Department of Planning and Urban Development
 Pre-Application Meeting Request



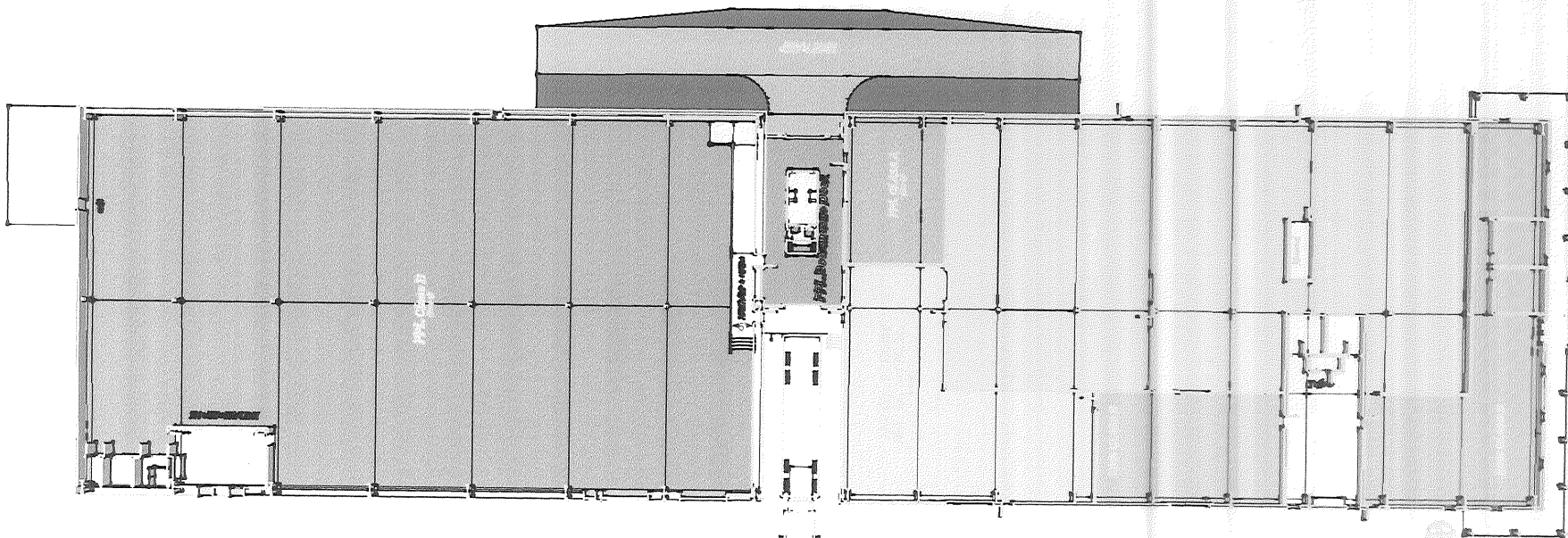
To request a pre-application meeting please fill out the form below with as much detail as possible. Return the form along with any electronic drawings or supporting documentation via e-mail to Desiree Kelly, dmk@portlandmaine.gov. Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2nd Floor of City Hall. These meetings are by appointment only and can be scheduled by Desiree Kelly at the e-mail address above or by telephone 207-874-8720.

Contact Information		
Name:	Steve Bromage, for Maine Historical Society and Portland Public Library	
E-Mail Address:	sbromage@mainehistory.org	
Phone:	(207) 774-1822	
Proposed Project Information		
Chart, Block, Lot (s)	360 A004001	
Address	1000 Riverside Street	
Current Use	Office & Business Services (light manufacturing)	
Proposed Use	Office & Business Services	
Lot Size	3.9015 acres	
New Building or Addition Sq. Ft.	n/a	
New impervious surface area	no change	
Brief description of proposed project:		
The project consists of building repairs and updating of the structural, mechanical, electrical,		
plumbing, and life-safety systems and tenant improvements for use by the Library and MHS.		
For Office Use Only	Date:	Time:



creating Condominiums

PPL MHS 1000 Riverside St.



PPL

Shared Desk/Desk

MHS



Marge Schmuckal - Re: Fwd: confirming Thursday morning, 9:30; Maine Historical/Portland Public Library

From: Marge Schmuckal
To: Barbara Barhydt; Jeff Levine
Date: 8/28/2013 10:34 AM
Subject: Re: Fwd: confirming Thursday morning, 9:30; Maine Historical/Portland Public Library

I can be available, but I would like an address so I can know what zone we are talking about to give better information,

Marge

>>> Jeff Levine 8/28/2013 10:18 AM >>>

Marge, Barbara- This guy is coming in to discuss a possible book storage facility out by Riverside tomorrow at 9:30 as a pre-pre-app meeting - he works for Maine Historical. Any chance you or someone else from your shop might be free to sit in?

Jeff

>>> "Steve Bromage" <sbromage@mainehistory.org> 8/27/2013 6:09 PM >>>
Hi Jeff,

We--the Maine Historical/Portland Public Library group--is looking forward to meeting with you this Thursday morning at 9:30. Will that be in your office? Many thanks.

Best,
Steve

"Jeff Levine" <JLEVINE@portlandmaine.gov> writes:
<http://www.portlandmaine.gov/planning/preapplicationform.pdf>

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1284	Issue Date:	CEB: 360 A004001
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Location of Construction: 1000 Riverside St	Owner Name: Tuchenhagen-zajac LLC	Owner Address: 1000 Riverside St	Phone: 797-9500
Business Name:	Contractor Name: Burt Gendron	Contractor Address: P.O. Box 2062 Lewiston	Phone: 2077844437
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Commercial	Zone:

Permit Use: Valve Manufacturing/Commercial	Proposed Use: Sheet Fed Printing/Commercial	Permit Fee: \$345.00	Cost of Work: \$36,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>F-1</i> Type: <i>DC</i> <i>10/27/03</i> Signature: <i>[Signature]</i>		

Proposed Project Description:
 Construct a Concrete Slab and a Concrete Pit to Support 2 Color Presses

Signature: *[Signature]*

FEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 10/20/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

SITE PLAN

City of Portland
Code of Ordinances
Sec. 14-521

Land Use
Chapter 14
Rev.3-4-13

Site Plan was repealed in its entirety and replaced with a new Article V, Site Plan.

Sec. 14-521. Purposes.

Pursuant to Portland's Comprehensive Plan, the Site Plan Ordinance advances the vision for a sustainable City with shared goals for the environment, community and economy. The Site Plan Ordinance complements the regulations of the Zoning Ordinance in Article III of this chapter and the Subdivision Ordinance in Article IV of this chapter.

(Ord. No. 277-09/10, 7-19-10)

Sec. 14-522. Definitions.

For the purposes of this article all terms and words shall have their ordinary meanings, except as defined herein.

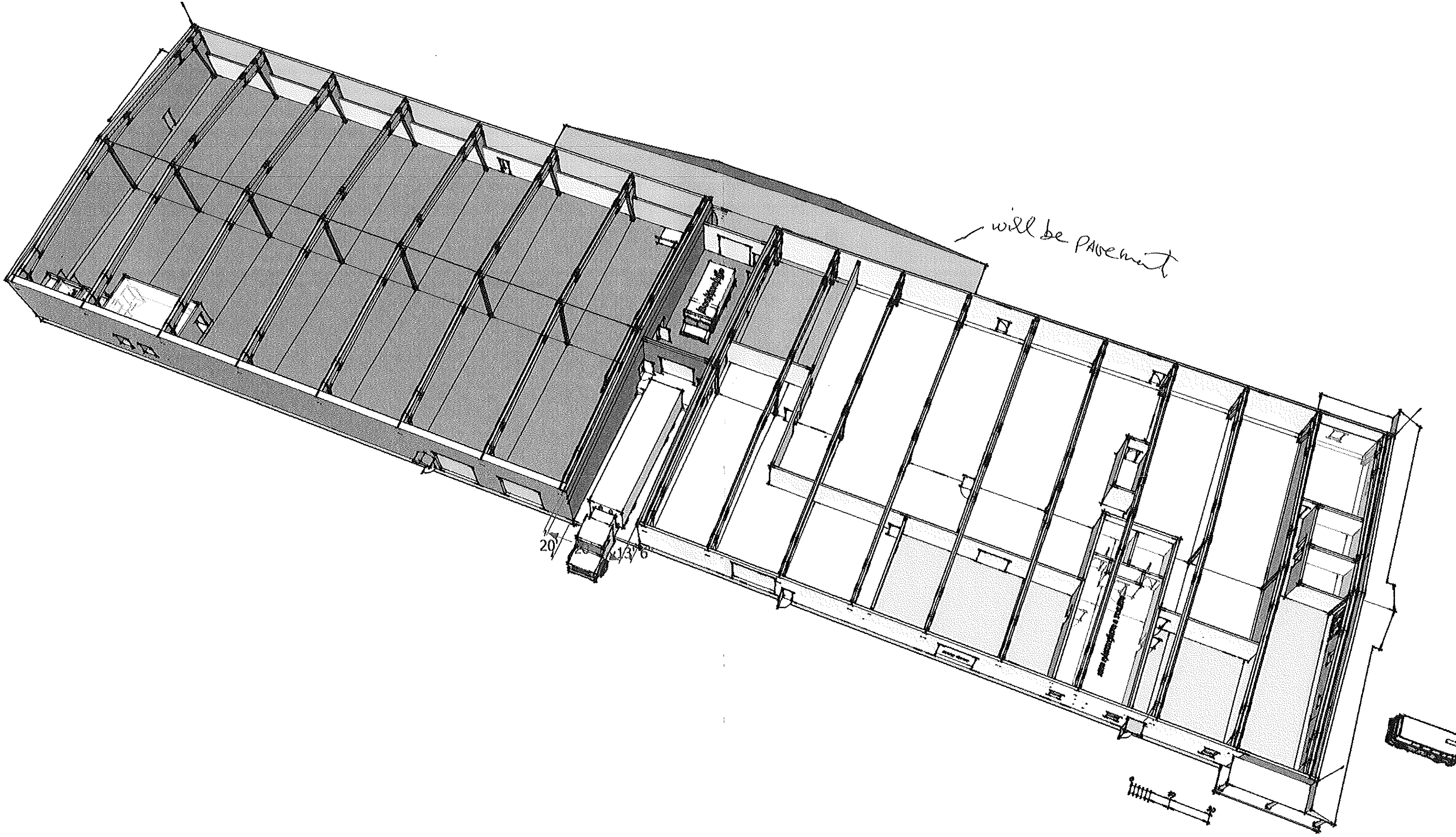
Approval by any board or department under this article shall include any approval with conditions.

Building addition: Any attached structure which increases the total floor area of the structure.

Building Authority: The Director of the Department of Planning and Urban Development or his/her designee.

Change of use: Any change in use of an existing building, whether or not alterations are involved, from any use in the following list to any other uses on the list:

1. Manufacturing or processing, storage and warehouse, and other industrial;
2. Residential
3. Transportation
4. Institutional
5. Retail and Commercial
6. Water-dependent use and marine use
7. Office



will be pavement

20' 13'6"

received 8/29/13

9:30 AM

PPL MHS 1000 Riverside St.

09.01.13