



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

September 23, 2014

TO WHOM IT MAY CONCERN:

RE: 81 Northport Drive – Unit #7 (Commercial Condo) – 401-A-005081 & 402-A-10 & 22

Zoning response:

Current Zoning Designation: B-2 Community Business Zone

Zoning Violations: The records do not show any current complaints or zoning violations within the year

Historical Zoning Designations: The current zoning is a B-2 Zone. At the time of the Use approval the zoning designation was a B-1 zone. On 11/10/76 a Use Variance was granted to allow the radio and TV studios with offices. On 3/22/77 a building permit (#77/137) was issued for the change of use and subsequently a Certificate of Occupancy was issued on 9/5/77.

The B-1 zone was changed to the B-2 zone between 1079 and March, 1982.

How far back are records maintained?: The records go back to the 1930s and occasionally prior to that date.

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800x600, with
Internet Explorer

Parcel ID	Name and Mailing Address	Property Location	Land Use (Verify legal use with Inspections Division)
401 A005015	1321 ASSOCIATES LLC 1976 WASHINGTON AVE PORTLAND ME 04103	15 NORTHPORT DR UNIT 1	COMMERCIAL CONDOS
401 A005027	MARTIN'S POINT HEALTH CARE INC PO BOX 9746 PORTLAND ME 04112	27 NORTHPORT DR UNIT 2	COMMERCIAL CONDOS
401 A005043	LL BEAN INC 15 CASCO ST FREEPORT ME 04033	43 NORTHPORT DR UNIT 3	COMMERCIAL CONDOS
401 A005049	LL BEAN INC 15 CASCO ST FREEPORT ME 04033	49 NORTHPORT DR UNIT 4	COMMERCIAL CONDOS
401 A005056	NORTHPORT UPHAM LLC PO BOX 4894 PORTLAND ME 04112	56 NORTHPORT DR UNIT 5	COMMERCIAL CONDOS
401 A005075	LL BEAN INC 15 CASCO ST FREEPORT ME 04033	75 NORTHPORT DR UNIT 6	COMMERCIAL CONDOS
401 A005081	WGME INC 81 NORTHPORT DR PORTLAND ME 04103	81 NORTHPORT DR UNIT 7	COMMERCIAL CONDOS

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CBL 401 A005081
Land Use Type COMMERCIAL CONDOS
Verify legal use with Inspections Division
Property Location 81 NORTHPORT DR UNIT 7
Owner Information WGME INC
 81 NORTHPORT DR
 PORTLAND ME 04103
Book and Page 24799/326
Legal Description 401-A-5 402-A-10-22
 WASHINGTON AVE 1325-1373
 ALLEN AVE 385-393
 NORTHPORT BUS PARK CONDO # 81
Acres 0

Current Assessed Valuation:

TAX ACCT NO.	49538	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$270,000.00	WGME INC
BUILDING VALUE	\$2,427,200.00	81 NORTHPORT DR
NET TAXABLE - REAL ESTATE	\$2,697,200.00	PORTLAND ME 04103
TAX AMOUNT	\$53,944.00	

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

Building Information:

Building 1

Year Built 1972
Style/Structure Type OFFICE BUILDING - LOW-RISE
Units 1
Building Num/Name 1 - WGME BLDG
Square Feet 29848

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Exterior/Interior Information:

Building 1

Levels 01/01
Size 29848
Use OFFICE BUILDING
Height 20
Walls CONC-NONLOAD
Heating HOT AIR
A/C CENTRAL

Other Features:

Building 1

Structure CANOPY - ROOF/SLAB

Arthur H. Duffett, City Clerk

DATE: 11-23-76

FROM: A. Allan Soule, Asst. Director, Building & Inspection Services

SUBJECT: ~~Board of Appeals - Meeting of November 10, 1976~~

Set forth below is a report of action taken by the Board of Appeals at the above described meeting.

SPACE AND BULK VARIANCES

9-15 Byfield Rd. cor. 1-7 Graham Terrace- Barbara Murphy The Board tabled the appeal at the above named location to permit construction of a one story 22'x14' detached garage.

1559-1565 Westbrook St. - Michael Pawlik The Board granted the appeal to construct a 32'x15' attached garage on the right side of existing dwelling at the above address.

214-220 State Street, cor. 32-36 Deering St. - Masada Trust
The Board granted the change of use of this building from school use to an apartment house with 17 dwelling units.

71-83 Pine St. cor. 4-16 West St. -Public School Assoc. The Board granted the change of use of this building at the above named location from school use to an apartment house with 39 dwelling units.

USE VARIANCES

1335-1339 Washington Ave.- 375-393 Allen Ave.- Northport Realty Trust The Board granted the change of use and permission to make alterations on the left side of former department store to radio and TV studios at the above named location.

CONDITIONAL USE

13-23 Carleton St. - Butler School Associates The Board granted permission to permit off street parking for 34 passenger cars at the above named location.

rear 13-23 Carleton St. - Butler School Associates The Board granted permission to permit off street parking for 15 passenger cars at the above named location.

28-32 Walnut St. cor. 25-27 Willis St. - Anne M. Theriault The Board tabled the permit to allow off street parking for 6 passenger cars at the above named location.

NONCONFORMING USES

79-81 Mellen St. -Joseph Nappi The Board granted permitssion to construct an additon 37'x8' at the above named location with certain conditions.

Dwelling Unit Conversions - none

Use Variances

1335-1339 Washington Ave. - 375-393 Allen Ave.
Northport Realty Trust To permit change of use and make alterations on the left side of former department store to Radio and TV studios which is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowed. (Sec. 602.8.A.8) *OK*

3. Conditional Uses

13-23 Carleton St. - Butler School Associates To permit off street parking for 34 passenger cars, at the above named location which is not issuable under the Zoning Ordinance because the property is located in the R-6, Residential Zone and is not allowable unless authorized by the Board of Appeals. (Sec.602.7A.8.d) *OK*

rear 13-23 Carleton St. - Butler School Associates
To permit off street parking for 15 passenger cars, at the above named location which is not issuable under the Zoning Ordinance because the property is located in the R-6, Residential Zone and is not allowable unless authorized by the Board of Appeals. (Sec. 602.7A.8.d) *OK*

28-32 Walnut St. cor. 25-27 Willis St.- Anne M. Theriault
To permit off street parking for 6 passenger cars which is not issuable under the Zoning Ordinance because the property is located in the R-6, Residential Zone and is not allowable unless authorized by the Board of Appeals. Sec. 602.7A.8.d *How*

4. Nonconforming Uses

79-81 Mellen St. - Joseph Nappi - To permit the construction of a one story 37'x8' frame addition on the front of the existing building at the above named location which is not issuable under the Zoning Ordinance in the R-6, Residential Zone for the following reasons. *OK*
1. This addition would constitute an increase in the existing nonconforming use of a retail store. Sec.602.17.B
2. Sec.602.7.B.2 requires a 10' side yard, rather than the 6'6" as shown. *W/10' side*
3. This addition will abut the front property line rather than the 10' minimum required by Sec. 602.7.B.4

5. Unfinished Business - none