



## Planning &amp; Urban Development Department

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator  
July 17, 2014

Scott E. Herrick, Esq.  
c/o Drummond & Drummond  
One Monument Way  
Portland, Maine 04101

RE: 1-3 Cumberland Avenue, Portland, Maine; 14-C-18 (the "Premises") – R-6 Zone

Dear Attorney Herrick,

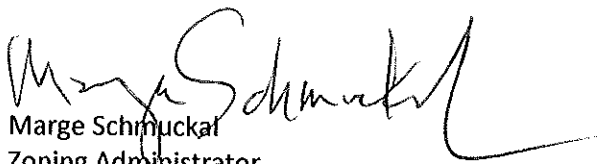
I am in receipt of your request for a determination letter concerning the Premises. I hereby certify with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:  
Land Use Zoning Ordinance of the City of Portland revised through July 2, 2014.
2. The Premises are located in the following zoning district under the Land Use Zoning Ordinance: R-6 Residential Zone, and the current use of the Premises as a six (6) residential apartment building is a permitted use thereunder.
3. There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:  

<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> UNRESOLVED VIOLATIONS EXIST
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4. The following permits and approvals, as applicable to the Premises, have been obtained:

(a)	<input type="checkbox"/> [Not on File]	Certificate of Occupancy
(b)	<input type="checkbox"/> [N/A]	Conditional Use Approval
(c)	<input type="checkbox"/> [N/A]	Site Plan Approvals
(d)	<input type="checkbox"/> [N/A]	Subdivision Approval
(e)	<input checked="" type="checkbox"/> [ ]	Building Permit
(f)	<input type="checkbox"/> [N/A]	Condominium Conversion

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine