

# CHESTER & VESTAL

A PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW

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July 27, 1999

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

016 6029

Re: 94-96 St. Lawrence Street, Portland, Maine

Dear Ms. Schmuckal:

The purpose of this letter is to confirm our conversation of today concerning the proposed conversion of the premises at 94-96 St. Lawrence Street, Portland, Maine to five condominium units. An application for a building permit for renovations and partial demolition at 94 St. Lawrence Street (currently a three unit building) and 96 St. Lawrence Street (currently a one unit building) and for a change of use for 96 St. Lawrence Street from one to two units was filed by Linda Mansfield, Peter Bass and/or Bass-Man Redevelopment, LLC on July 26, 1999.

It is my understanding that you have reviewed this application and are of the opinion that if the applicants: (1) complete construction pursuant to the plans submitted on July 26, 1999; and (2) receive approval for the requested change of use from one to two units at 96 St. Lawrence Street; and (3) allow no tenants to occupy any unit in the building between the time the premises are conveyed to the applicant and the time each unit is conveyed as condominium unit, then upon proper application and payment of fees, five condominium conversion permits will be issued pursuant to Section 14-570 of the Portland Code. It is further my understanding that you are aware that the current owner, Jennie Glovsky, may remain in possession of 96 St. Lawrence Street under an occupancy agreement until December 31, 1999, but agree that Ms. Glovsky is not a "tenant" for purposes of Portland's condominium conversion ordinance.

It is further my understanding that you are of the opinion that two dwelling units may be created on the property known as 96 St. Lawrence Street. Since 94 St.

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Lawrence Street was improved with a three unit building prior to the enactment of local zoning and prior to the enactment of any applicable subdivision regulation, you are of the opinion that, subject to issuance of condominium conversion permits as stated above, a total of five condominium units may be created on the property known as 94-96 St. Lawrence Street and separately sold without violating the terms of applicable zoning ordinances or subdivision regulations.

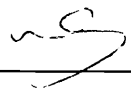
If this is an accurate statement of your opinion in this matter, please indicate by signing one copy of this letter below and returning it to me. Thank you for your assistance.

Very truly yours,



Barbara A. Vestal

Seen and agreed to:

  
\_\_\_\_\_  
Marge Schmuckal                      Date  
Zoning Administrator