



Planning & Urban Development Department

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

May 8, 2014

Jacquelyn M. Kurz
Pierce Atwood, LLP
Merrill's Wharf
254 Commercial Street
Portland, Maine 04101

RE: East End Studios, LLC – 273 Congress Street – Map 21, Block E, Lot 18 (the "Property")

Dear Ms. Kurz,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in the B-2b Community Business Zone. In this zone, studios for artists and crafts people are permitted, provided that the area of such studios does not exceed 4,000 square feet for each studio space. In addition, residential single family dwellings, retail establishments, general, business and professional offices and offices of building tradesmen are also listed permitted uses.

Based on my recent review of the City's ordinances, to the best of my knowledge, I believe that the Property, as developed, conforms with all land use and development restrictions contained in these ordinances, including all applicable building, land use and subdivision regulations. To the best of my knowledge I confirm that all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the Property. I am unaware of any pending or contemplated land use or zoning actions with respect to the Property, nor am I aware of any notices of violation that have been issued by our office in connection with the Property.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695. I am faxing a copy to you at (207) 791-1350 and the original will be sent by mail.

Very truly yours,

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

Marge Schmuckal
Zoning Administrator
City of Portland, Maine