



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

PIERCE ATWOOD

JACQUELYN M. KURZ

Merrill's Wharf
254 Commercial Street
Portland, ME 04101

P 207.791.1366
F 207.791.1350
jkurz@pierceatwood.com
pierceatwood.com

Admitted In: ME

April 23, 2014

VIA HAND DELIVERY

Ms. Marge Schmuckal
Zoning Administrator/City of Portland
Portland City Hall
389 Congress Street
Portland, Maine 04101

*Retail Design
in office*

B2b

Re: East End Studios, LLC - 273 Congress St, Map 21, Block E, Lot 18

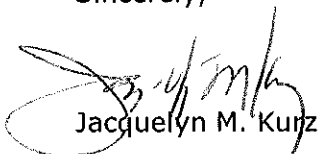
Dear Ms. Schmuckal:

East End Studios, LLC is planning to refinance its property located at 273 Congress St. in the City of Portland, more particularly identified on Map 21, Block E as Lot 18 (the "Property"). The Property is located in the B-2b Community Business Zone. In this zone, studios for artists and craftspeople are permitted, provided that the area of such studios does not exceed 4000 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 permitted uses.

Based on our recent review of the City's ordinances, we 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. We would appreciate your confirmation that all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the Property. We are unaware of any pending or contemplated land use or zoning actions with respect to the Property, nor are we aware of any notices of violation having been issued by your office in connection with the Property.

We ask that you confirm our understanding by signing at the bottom of this letter and returning it to us via facsimile at (207) 791-1350. Please send us the original by regular mail. Of course, if you have any questions, or require additional information, please do not hesitate to call me. Thank you in advance for your time and assistance.

Sincerely,


Jacquelyn M. Kurz

Seen and agreed to:

**Zoning Administrator For
The City Of Portland**

Date

JACQUELYN M. KURZ

Merrill's Wharf
254 Commercial Street
Portland, ME 04101

P 207.791.1366
F 207.791.1350
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Ms. Marge Schmuckal
Zoning Administrator/City of Portland
Portland City Hall
389 Congress Street
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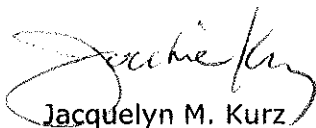
Re: Zoning Determination Letters

Dear Ms. Schmuckal:

Enclosed are two requests for zoning determination letters with respect to East End Studios, LLC and East Bayside Studios, LLC. I have also enclosed our check in the amount of \$300.00, representing payment of the fees.

Should you have any questions, please feel free to contact me.

Sincerely,


Jacquelyn M. Kurz

/mtd

Enclosures

Hi Marge - Hope all is well with you!
Jamie

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

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Best viewed at 800x600, with Internet Explorer

CBL 021 E018001
Land Use Type RETAIL & PERSONAL SERVICE
 Verify legal use with Inspections Division
Property Location 273 CONGRESS ST
Owner Information EAST END STUDIOS LLC
 273 CONGRESS ST
 PORTLAND ME 04101
Book and Page 13166/330
Legal Description 21-E-18
 CONGRESS ST 271-273
 8750 SF
Acres 0.2009

Current Assessed Valuation:

TAX ACCT NO.	3152	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$155,700.00	EAST END STUDIOS LLC
BUILDING VALUE	\$822,400.00	273 CONGRESS ST
NET TAXABLE - REAL ESTATE	\$978,100.00	PORTLAND ME 04101
TAX AMOUNT	\$18,984.92	

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

Building Information:

Building 1

Year Built 1900
Style/Structure Type RETAIL - SINGLE OCCUPANCY
Units 1
Building Num/Name 1 - EAST END STUDIOS
Square Feet 12156

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

Exterior/Interior Information:

Building 1

Levels 01/01
Size 3134
Use MULTI-USE SALES
Height 10
Walls MASNRY/FRAME
Heating HOT AIR
A/C CENTRAL

Building 1

Levels 01/01
Size 2880
Use MULTI-USE OFFICE
Height 9

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1894	Applicant: EAST END STUDIOS LLC
Project Name: 273 CONGRESS ST	Location: 273 CONGRESS ST
CBL: 021 E018001	Application Type: Determination Letter
Invoice Date: 04/24/2014	

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
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 021 E018001
Bill to: EAST END STUDIOS LLC
 273 CONGRESS ST
 PORTLAND, ME 04101

Application No: 0000-1894
Invoice Date: 04/24/2014
Invoice No: 44817
Total Amt Due: \$0.00
Payment Amount:

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>