



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

June 30, 2015

CF East Bayside, LLC
c/o Perkins Olson, P. A.
32 Pleasant Street
PO Box 449
Portland, ME 04112-0449

Re: 315 Marginal Way – 032-E-002 – the “Property” - B-5 Urban Commercial Mixed Use Zone

Dear CF East Bayside, LLC:

This letter is in response to your request for a Zoning Determination letter for property owned by Southern Maine Properties Company, located at 315 Marginal Way, Portland, Maine, Tax Map 023, Block E, Lot 002 (the “Property”).

The Property is located in the Urban Commercial Mixed Use Zone which is identified as “B5” on the Zoning Map for Portland. Pursuant to section 14—230.1 of the Portland Land Use Ordinance, the B-5 Zone allows business, industrial, marine, residential, institutional, and retail uses (except for convenience stores with gas pumps).

The Property has the necessary permits for the current uses including offices, personal service and trade school, and retail.

I am not aware of any ordinance and/or land use violations for the subject Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "A. B. Machado", written over the typed name.

Ann B. Machado
Zoning Administrator
City of Portland, Maine
amachado@portlandmaine.gov
207.874.8709