

PERKINS OLSON, P.A.
ATTORNEYS AT LAW

by 6/29

32 Pleasant Street
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Portland, Maine 04112-0449

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49 Diamond St

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David J. Perkins
Email: dperkins@perkinsolson.com

June 24, 2015

B-5

City of Portland
Planning Department
Portland City Hall
Portland, Maine 04101

RE: Zoning Determination Letter

Dear Portland Planning and Urban Development Department:

Please issue a Zoning Determination Letter this week for property owned by Southern Maine Properties Company, located at 315 Marginal Way, Portland, Tax Map 23-E, Lot 2.

The fee is enclosed.

We close on a sale June 30 so we would appreciate the letter this week.

Thank you very much.

Yours sincerely,


David J. Perkins

DJP/lk
Enclosure

RECEIVED
JUN 24 2015
Dept. of Building Inspections
City of Portland Maine

City of Portland
Planning Department
Portland City Hall
Portland, Maine 04101

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

RE: Zoning Determination Letter

June ,2015

Dear CF East Bayside, LLC:

We are responding to your request for a Zoning Determination Letter for property owned by Southern Maine Properties Company, located at 315 Marginal Way, Portland, Tax Map 23-E, Lot 2 (the "Property").

The Property is located in the Urban Commercial Mixed Use Zone which is identified as "B5" on the Land Use Map for Portland. Pursuant to Section 14-230.1 of the Portland Land Use Ordinance, the B5 zone allows industrial, business, residential, and retail uses (except for convenience stores and gas pumps).

The Property has the necessary permits for the current uses involving commercial and retail tenants.

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

- ✓ retail - was Maine Running Co. - Fleet Feet
- ✓ Empire Beauty School - personal service - trade school
- ✓ MBBN - office
- ✓ Mann Windows retail
- Play - Ft Aspin

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2233	Applicant: SOUTHERN MAINE PROPERTIES
Project Name: 315 MARGINAL WAY	Location: 315 MARGINAL WAY
CBL: 023 E002001	Application Type: Determination Letter
Invoice Date: 06/24/2015	

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

RECEIVED
 JUN 24 2015
 Dept. of Building Inspections
 City of Portland Maine

CBL 023 E002001
Bill To: SOUTHERN MAINE PROPERTIES CO
 BOX 7525 DTS
 PORTLAND, ME 04101

Application No: 0000-2233
Invoice Date: 06/24/2015
Invoice No: 49769
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/792/Permit-Status>

[Click Here to Pay On Line](#)