

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 21, 2016

Bernstein, Shur, Sawyer & Nelson
Monument Title Company
NBT Bank

C/O Bernstein Shur
100 Middle Street
P.O. Box 9729
Portland, ME 04104-5029

Attn: Mare Whedon

Re: 251-253 Cumberland Avenue, Portland, Maine – Map 026, Block K, Lot 008 (the “Property”) –
Owner: 251 Cumberland LLC – B-2 Community Business Zone

To Whom It May Concern:

The Property is located in the B-2 Community Business Zone. Although there are no certificates of occupancy on file, our records show various permits issued for the property from 1926 through 2012. It appears that in 1926 and 1927, the building was being used as a lodging house. This use seems to have continued until the early 1950s when the use was changed to apartments. Based on the assessor’s records and the building permits on file, the legal number of apartments in the building from 1953 to 2012 ranges from ten units in 1953 to twelve units in 1974 to ten units in the most recent building permit issued in August of 2012. Since this is the most recent permit on file, the legal use of the building is ten dwelling units. The B-2 Community Business Zone allows multi-family dwellings [section 14-182(a)(2)].

To the best of my knowledge the entire building is in compliance with all applicable Municipal zoning and land-use codes, or if the zoning ordinance has changed since the original approvals, the Property would be considered legally nonconforming and not in violation of the current zoning ordinance. I am not aware of any pending or threatened violations against the Property.

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

Yours truly,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207.874.8709