



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

January 27, 2017

Metropolitan Apartments, LLC
104 Grant Street
Portland, ME 04101

RE: 439 Congress Street, Portland, Maine; CBL: 027-B-004 (the "Property")

To Whom It May Concern:

Regarding the Property at 439 Congress Street in Portland Maine, I am providing the following information:

1. The Property is located in the Downtown Business Zone (B-3). It is also located in the Pedestrian Activities District Overlay Zone (PAD) and an Historic District Overlay Zone.
2. Based on building permits and certificates of occupancy, I understand that the Property's current use is commercial spaces on the first floor including retail, restaurant and personal service and eighty-one (81) dwelling units in the rest of the building. These are all permitted uses under section 14-217 of the Land Use Ordinance. To the extent that the Property's uses change or do not meet the requirements for the uses described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property does have certificates of occupancy on file. Copies are attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
amachado@portlandmaine.gov