December 16, 2016

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 B-3 zone as well as in the Pedestrian Activities District Overlay zone. The Property is also located in an Historic District Overlay.
2. Based on building permits and certificates of occupancy, I understand that the Property’s current use is as an eighty-one (81) unit multi-family property; and retail uses on the first floor. Those uses are permitted uses in its current zone. 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 have certificates of occupancy, copies of which 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