



# PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

December 29, 2010

Pierce Atwood, LLP  
One Monument Square  
Portland, ME 04101  
Attn: Jacquelyn M. Kurz

RE: Blake building 73-93 Commercial Street also 1-7 Custom House Street – 29-K-1 & 29-K-6 (the “Property”) – B-3 Zone with a Downtown Entertainment Overlay and a Historic Overlay and within a Pedestrian Encouragement Overlay Zone

Dear Ms. Kurz,

I am in receipt of your request for a determination letter regarding the Property. The Property is located in the B-3 Downtown Business Zone and the Downtown Entertainment Overlay Zone and a Historic Overlay Zone and within a Pedestrian Encouragement Overlay Zone. The permitted uses (not inclusive) allowed by right in these zones include general and business offices, professional offices, retail space and restaurants.

Based on a recent review of the City’s Land Use Ordinance, I believe the Property, as developed, conforms with all land use and development restrictions contained in the ordinances, including all applicable land use and subdivision regulations. To the best of my knowledge all appropriate and required City permits, licenses, and approvals have been granted for the current use and development of the Property. I am not aware of any pending or contemplated land use or zoning actions with respect to the Property, nor am I aware of any notices of violation having been issued by this office in connection with the Property.

If you have any questions, or require additional information, do not hesitate to call me at (207) 874- 8695.

Sincerely,

Marge Schmuckal  
Zoning Administrator  
For the City of Portland, Maine