



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

Ann Machado, Zoning Administrator

March 8, 2017

C.J. Developers, Inc.
35 Primrose Lane
Freeport, ME 04032

RE: 280 Fore Street; CBL: 029-K-005 (the "Property")

To Whom It May Concern:

Regarding the property at 280 Fore Street in Portland Maine, I am providing the following information:

1. The Property is located in the B-3 Downtown Business zone as well as in a Historic Overlay zone and the Pedestrian Activities District Encouragement Area along Fore Street.
2. Based on building permits and certificates of occupancy, I understand that the Property's current use is a parking garage on the lower level, a parking garage, lobby and a bank on the ground floor and offices on the upper floors. Under section 14-217 of Chapter 14 of the City of Portland Code of Ordinances, these are permitted uses in its current zone. I understand that the conversion of the bank use on the ground floor to an office use is being contemplated. Such a conversion to offices is a permitted use in the 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. There are 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