



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

June 22, 2015

Nicholas Morrill
c/o Jensen Baird Gardner Henry
10 Free Street
PO Box 4510
Portland, ME 04112-4510

Re: 68 Commercial Street ("Maine Wharf") – 030-D-001 & 002 (the "Property") – WCZ Waterfront Central Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter for the Property. The Property is located within the Waterfront Central Zone as described in Division 18, section 14-305 through section 14-317 of the City of Portland's Land Use Ordinance. There are two buildings on the Property. Presently, there are no permitted uses in Building A (also known as Building 1). The City of Portland Planning Board approved a Site Plan (#2013-104) on August 13, 2013 to add "up to two floors... to the existing building located at the northerly end of the wharf". Subsequent permits were issued (#2013-01163, #2013-02676 & #2013-02755) for interior core and shell work to raise the first floor ceiling to fifteen feet, and to add a third floor. Permit #2014-01013 was issued August 5, 2014 to establish a restaurant on the majority of the first floor. Permit #2015-00019 issued on March 29, 2015 and permit #2015-00947 issued on May 11, 2015 established the use of Unit 1 of the first floor as a gallery. When the work on these three permits is complete, the two certificates of occupancy will be issued. There is a permit (#2015-0114) to establish the use of the second and third floor as a museum. This permit is presently in review and has not been issued.

The second building on the Property is Building B (also known as Building 2). The current uses of the first floor based on documentation submitted for the Site Plan (#2013-104) approved by the Planning Board on August 13, 2013 are all marine related. The tenants at that time were Morrison's, Upstream, Marina Sales and Ripple Effect. The second floor and mezzanine are office use.

To the best of my knowledge, the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that all required City permits, licenses and approvals have been issued or are in the process of being issued for the current uses and development of the Property.

I am not aware of any current violations or enforcement actions involving the Property as to (a) area, width or depth of the Property as a building site for the existing buildings; (b) floor space area of the Buildings; (c) setbacks of the Buildings from the Property lines; (d) height of the buildings; (e) number of

Portland, Maine



Yes. Life's good here.

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parking spaces; and (f) any other space, bulk or other requirements of the City of Portland's Land Use Ordinance.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709