

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

June 1, 2016

Thomas S. Greer, P.E.
Pinkham & Greer Civil Engineers
28 Vannah Avenue
Portland, ME 04103

Re: Machias Savings Bank, 193 Middle Street – 032-H-022 – proposed use

Dear Mr. Greer:

I am in receipt of your request, on behalf of Machias Savings Bank, for a determination concerning the leasing of the above-captioned property and whether Machias Savings Bank's proposed business use is a permitted use under the City's zoning ordinance.

The above-captioned property (the "Property") is located in the City's B-3 Downtown Business Zone as well as within its Pedestrian Activities District Overlay Zone ("PAD" district). My understanding from your letter, dated May 6, 2016, and the accompanying floor plan, is that Machias Savings Bank proposes to lease the Property and convert it from an existing storefront to a walk-in bank. My further understanding, after a review of the proposed floor plan, is that the bulk of the space occupied by Machias Savings Bank will be on the ground floor of the Property. That portion of the Property will be used primarily for tellers and customer services. The second floor of the Property will be used exclusively for office space.

§ 14-217 (b)(1)(a) of the City's Code lists the specific uses that are allowed on the ground floor of buildings within the "PAD district" along with the restriction that "at least seventy-five (75) percent of the street level frontage of" the building is "utilized, and, at minimum, the floor area to be occupied [is] seventy-five percent (75%) of the street level frontage multiplied by a twenty (20) foot depth." § 14-217(b)(1)(a)(xiii) lists banks, financial and other business services as a permitted use "provided that only tellers and spaces primarily used for customer services shall be located in this area".

Based on the information provided to me I have determined that the use proposed by Machias Savings Bank meets the criteria outlined above and is therefore permitted under the City's Code. It is my understanding that a change of use permit will be submitted in the near future to the Permitting and Inspections Department to change the use of the space to a bank and fit up the space for this purpose

If you have questions regarding this matter, please do not hesitate to contact me at (207) 874-8709.

Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ana B. Machado', with a long, sweeping horizontal line extending to the right.

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