September 9, 2016

Androscoggin Bank

First American Title Company

C/O Bernstein, Shur, Sawyer & Nelson, P.A.

100 Middle Street

P.O. Box 9729

Portland, ME 04104

RE: 416 Fore Street, Portland, Maine

CBL: 032-N-010

To Whom It May Concern:

Regarding the property at 415 Fore Street in Portland, Maine (the “Property”), I provide the following information:

1. The Property is located in the B-3 Downtown Business Zone as well as within the Historic Overlay Zone, the Downtown Entertainment Overlay Zone and Pedestrian Activities District Overlay Zone.
2. Based on building permits and certificates of occupancy, I understand that the current uses of the Property are restaurant, bar and retail on the ground through second floors and three residential apartments on the second through fourth floors. These are permitted uses in the current zone pursuant to Section 14-217. The first floor uses also meet the requirements of the PAD District [Section 14-217(b)(1)].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. I cannot speak to any life safety code violations since the Fire Department is a separate department.
4. I have attached the certificates of occupancy that are on file.
5. I have attached the more recent building permits that are on file.

I trust that this sufficiently satisfies your needs. If, however, you have any questions or concerns, please do not hesitate to contact me at (207)874-8709. 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.

Yours truly,

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

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