

Portland, Maine



Yes. Life's good here.

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

Ann Machado, Zoning Administrator

July 1, 2016

Bernstein, Shur, Sawyer & Nelson
Monument Title Company
Camden National Bank

Bernstein, Shur, Sawyer & Nelson
100 Middle Street
P.O. Box 9729
Portland, ME 04101

Attn: Tabatha Berube

Re: 434 Fore St., Portland – Map 032, Block R, Lot 004

To Whom It May Concern:

I am in receipt of your letter dated June 22, 2016, seeking a zoning determination regarding the above-captioned property (the "Property"). This letter will answer each of your questions.

- The Property is located in the City's B-3 zone as well as within the Historic District Overlay Zone, the Downtown Entertainment Overlay Zone and the Pedestrian Activities District Overlay Zone. The current legal use of the building is a restaurant/bar on the Wharf Street level, a restaurant on the first floor on the Fore Street side with dwelling units above. Our records for the exact number of dwelling units on the second through fourth floors is a little unclear, but it appears that there are currently a total of three dwelling units. These are all permitted uses within the zone (section 14-217). As requested, copies of certificates of occupancy and permits issued for this property are attached.
- To the best of my knowledge, the Property is in compliance with all applicable municipal zoning and land-use codes, regulations and ordinances.
- A search of the City's records does not reveal any pending or threatened violations against the Property.

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

Very truly yours,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department