



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.

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

Portland, Maine



Yes. Life's good here.

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Michael A. Russell, MS, Director

City of Portland, Maine  
207. 874.8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)