



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: 446 Fore St., Portland – Map 032, Block R, Lot 008

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 Property is a bar on the first floor with a kitchen below, the second floor is vacant (previously part of the bar) and dwelling units on the third through fifth floors. Our records for the exact number of dwelling units on the third through fifth floors are a little unclear, but it appears that currently there is one apartment each on the third, fourth and fifth floors. 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
City of Portland, Maine
207. 874.8709