Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director Ann Machado, Zoning Administrator

July 14, 2015

Bernstein Shur Monument Title Company Camden National Bank

C/O Bernstein Shur 100 Middle Street PO Box 9729 Portland, ME 04104-5029

Re: Atlantic Bayside Square, LLC – 54 Marginal Way, Portland, Maine - 034A-A-002 & 004 (the "Property") - B-7 Mixed Development District Zone - Zoning Determination Letter

Dear Sir or Madam:

The undersigned hereby certifies with respect to the above-referenced Property owned by Atlantic Bayside Square, LLC and described as Tax Map 034A, Chart A, Lots 002 & 004:

- Zoning District: Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the B-7 Mixed Development Code Zone and (the "Zoning District") is set forth in <u>Division 17, B-7 MIXED DEVELOPMENT DISTRICT ZONE</u>, §§ 14-294 thru 14-299 of Article III, <u>Zoning §§ 14-46 thru 14-490</u> (the "Zoning Ordinance") under Chapter 14, <u>Land Use</u> (the "Land Use Ordinance") of the Code.
- 2. <u>Permitted Use:</u> The current uses of the Property is a "Multi-tenant office building" and a "Driving School" which is are permitted uses under the B-7 Zoning District.
- Code Enforcement: There are no known, unresolved violations or pending enforcement actions
 with respect to any applicable zoning codes, City ordinances or building, environmental, or
 energy codes, ordinances or regulations except as follows:

4. Permits and Approvals: With respect to the Use of the Property, the following permits and approvals are required with the status of each indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:

Permits and Approvals – Required [X] or Not Applicable [N/A]

(a) [X] [] Building Permit

(b) [] [N/A] Conditional Use Approval

(c) [X] [] Site Plan Approval

(d) [] [N/A] Subdivision Approval

(e) [] [N/A] Condominium Conversion Permit

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		Certificate of Occupancy Change of Use Permit Other:	
Dated this 14 th	day of July, 201	5	
By: (Signa	LBM ature)		
Name: Ann B	. Machado		

Name: Ann B. Machado Title: Zoning Administrator

City of Portland, Maine

Planning & Urban Development Department

Inspections Division (207) 874-8709