



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

December 29, 2015

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Chris P. Perry
Vice President, Business Banking
Bangor Savings Bank
280 Fore Street, Suite 200
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RE: 21 Grant Street, Portland, Maine, Tax Map 36, Block D, Lot 14 (the "Property")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by 21 Grant, LLC:

1. The applicable zoning code affecting the Property is Chapter 14 (Land Use) of the City Code of Portland, Maine.
2. The Property is located in the R-6 Residential Zone and the current use of the property as six dwelling units is a permitted use.
3. The property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. Section 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the Portland Code.
4. There are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
5. Based on our records, the building on the Property was constructed around 1910 and met the dimensional requirements (area, width or depth of the land, floor area of the structure, setback of the structure from the property lines of the land, and height of the structure) of the Portland

Portland, Maine



Yes. Life's good here.

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Code at the time it was constructed and is not required to comply with current dimensional requirements. The parking requirement of the Portland Code at the time the current use was established is being met at this time.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Administrator
City of Portland, Maine