

# MONAGHAN LEAHY, LLP

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December 22, 2015

Ann Machado  
Zoning Specialist  
City of Portland  
389 Congress Street, Room 315  
Portland, Maine 04101

RE: Determination Letters for 17 and 21 Grant Street, Portland

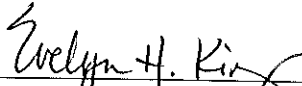
Dear Ann,

Enclosed please find two sample Determination Letters for the above properties, together with our check for \$300 for letter fee. The borrower is anxious to close on this property soon with their lender, Bangor Savings Bank, and so we would appreciate any effort to expedite the process of issuing the letters. Of course, feel free to make any changes you deem necessary to our form to make it suit your needs.

Thank you in advance,

Regards,

Monaghan Leahy, LLP

  
By Evelyn H. King, Paralegal

Enclosures

Ann Machado  
Zoning Specialist  
City of Portland  
389 Congress Street, Room 315  
Portland, Maine 04101

December \_\_\_\_\_, 2015

Nicholas R. Loukes, Esq.  
Monaghan Leahy, LLP  
P.O. Box 7046  
Portland, ME 04112

Chris P. Perry  
Vice President, Business Banking  
Bangor Savings Bank  
280 Fore Street, Suite 200  
Portland, ME 04101

RE: 21 Grant Street, Portland, Tax Map 36, Block D, Lot 14

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 premises is as follows: \_\_\_\_\_
2. The property above is located in the \_\_\_\_\_ zone and the current use of the property as a \_\_\_\_\_ is/is not a permitted use.
3. The property is/is not 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/are not current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
5. Based on the Certificates of Occupancy, the buildings and structures on the Property comply/don't comply with the dimensional requirements, (area, width, or depth of the land as a building site for the structure; floor space area of the structure; setback of the structure from the property lines of the land; height of the

structure) and parking requirements of the Portland Code at the time they were constructed and are not required to comply with current dimensional and parking requirements.

Regards,

City of Portland

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By Ann Machado  
Zoning Specialist

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2574	<b>Applicant:</b> 21 GRANT LLC
<b>Project Name:</b> 21 GRANT ST	<b>Location:</b> 21 GRANT ST
<b>CBL:</b> 036 D014001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 12/29/2015	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** \$0.00

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	<b>Total Current Fees:</b>	+ \$150.00
	<b>Total Current Payments:</b>	- \$150.00
	<b>Amount Due Now:</b>	\$0.00

**CBL** 036 D014001  
**Bill To:** 21 GRANT LLC  
 72 SANDY POINT RD  
 YARMOUTH, ME 04096

**Application No:** 0000-2574  
**Invoice Date:** 12/29/2015  
**Invoice No:** 52808  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)