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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

/s/ Evelyn H. King

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: 17 Grant Street, Portland, Tax Map 36, Block D, Lot 15

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by 17 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

By Ann Machado
Zoning Specialist

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2573	Applicant: 17 GRANT LLC
Project Name: 17 GRANT ST	Location: 17 GRANT ST
CBL: 036 D015001	Application Type: Determination Letter
Invoice Date: 12/29/2015	

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

Previous Balance **\$0.00**

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

CBL 036 D015001
Bill To: 17 GRANT LLC
 72 SANDY POINT RD
 YARMOUTH, ME 04096

Application No: 0000-2573
Invoice Date: 12/29/2015
Invoice No: 52806
Total Amt Due: \$0.00
Payment Amount:

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](#)