



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

September 11, 2015

I-95 Portland Ventures I. LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 459-465 Cumberland Avenue, Portland, Maine (Tax Map 36-F-18 and 36-F-19)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by East End Corp. and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Ordinance of the City of Portland revised through June 1, 2015.
2. The Premises are located in the Residential – R6 Zone. The current legal use of the Premises is 14 dwelling units (8 units on the left side and 6 units on the right side). The current use of the premises as a 16 unit apartment building is not legal.
3. The Premises are located in the Deering Street Historic District.
4. The only known, unresolved, violation or pending enforcement action with respect to any applicable land use or zoning codes, and City ordinances is the two existing nonconforming dwelling units. There are no known, unresolved or pending enforcement actions with respect to any building, environmental, or energy codes, ordinances or regulations.
5. There are no assessment records or other City records that would indicate the current uses of the buildings are in violation of any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances or regulations.
6. Two permits were issued in 1956 to convert each side of the building from lodging house to six dwelling units for a total of 12 units in the building. Permit #73-00686 was issued June 26, 1973 which stated the use was 13 apartments and rooming units. Permit #77-0935 was issued October 18, 1977 which stated the use of 463 Cumberland Avenue (left side of building) was 8 dwelling units.

Portland, Maine



Yes. Life's good here.

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Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

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

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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207.874.8709