

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Ann Machado, Zoning Administrator

March 16, 2016

Port Property Management
104 Grant Street
Portland, ME 04101

RE: 37 Casco Street – 037-D-007 (the "Property") – B-3 Downtown Business Zone, Downtown Entertainment Overlay Zone & Historic Overlay Zone

To Whom It May Concern,

I am receipt of your request for a determination letter for the Property. The Property is located in the B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone and a Historic Overlay Zone.

The only building permit in our files that listed the number of units was from June 25, 1924 when the current building was built. The use listed on the permit was an apartment house with 71 families. When there are not any recent permits in our records, we look at the assessor's card from the early 1950s which shows the existing use at the time when the current land use ordinance went into effect in June of 1957. The pre-1957 assessor's card listed the use as 86 apartments. Since that is the most recent document we have that states the use, the legal use of the property is 86 dwelling units. Multifamily dwellings are an allowed use in the B-3 Downtown Business Zone [§ 14-217(a)(1)(a)] and there is no density requirement, so there is the potential to add more dwelling units to the building.

I am not aware of any outstanding violations regarding the Property.

If you have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Administrator
City of Portland, Maine
amachado@portlandmaine.gov
207.874.8709