



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

March 13, 2017

Key Zoning Assessments, LLC
ATTN: Shannon Vogele
KZA – Corporate Office
W5663 Castaway Drive
New Lisbon, WI 53950

RE: 173 (181) High Street, Portland, Maine; CBL: 037-E-006-009 – Unit 9, garage - The Gateway, a Condominium (the “Property”)

To Whom It May Concern:

Regarding the Property at 181 High Street in Portland Maine, I am providing the following information:

1. The Property is located in the B-3 and B-3c Downtown Business zones as well as within the the Downtown Entertainment Overlay zone and within the Pedestrian Activities District Encouragement Area along Forest Avenue. The properties adjacent to the Property are all located in the B-3 or B-3c zones. The Zoning map for the City of Portland can be accessed at: <http://portlandme.maps.arcgis.com/home/index.html>. A map of the adjacent properties is attached.
2. Based on our files the Property’s current use is a parking garage. This use is a permitted use under section 14-217 of Chapter 14 of the City of Portland Code of Ordinances. To the extent that the Property’s use changes or does not meet the requirements for the use described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding the Property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property is not the subject of any variances, special permits or planned unit developments.
5. The Property has undergone site plan approval in the past. The last site plan approval was in 1986. Attached is the site plan proposal for this project and a letter from the Inspections Service Division that addresses the site plan approval.
6. There is not a certificate of occupancy for this specific unit. An absence of a certificate of occupancy is not a violation. I have attached a letter dated November 19, 1987 from the Inspection Services Division that states that a certificate of occupancy is not required for the parking area being added on the first floor because the parking garage already existed.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the

current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'ABM', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
amachado@portlandmaine.gov