



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

Ann Machado, Zoning Administrator

November 18, 2016

Paul J. Goldman, Esq.  
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210 Washington Avenue Extension  
Albany, NY 12203

RE: 482 Congress Street, Portland, Maine, CBL: 037-I-003 and 104 Center Street, Portland, Maine, 037-I-012 (the "Property")

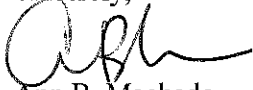
To Whom it May Concern:

Regarding the property at 482 Congress Street and 104 Center Street in Portland Maine, I am providing the following information:

1. The Property is located in the B-3 Downtown Business Zone as well as in the Downtown Entertainment Overlay Zone and a Historic Overlay Zone. The building frontage along Congress Street is also located in the Pedestrian Activities District Overlay Zone.
2. Based on the building permits and certificates of occupancy (attached), I understand that the Property's current use along Congress Street is a gaming center and a vacant space that was last permitted as a computer repair service. The remainder of the first floor and the rest of the building is office use. Under section 14-217 of Chapter 14 of the City of Portland Code of Ordinances, these are permitted uses in the current zone. To the extent that the Property's uses change or do 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 this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property has ingress and egress by way of Congress Street, Center Street and Free Street. All of which are public streets.
5. Based on records from the Assessor's Office, the parking lot at 104 Center Street was created in 1954 when the existing building on the lot was demolished. This use pre-dates the current ordinance which went into effect on June 5, 1957. The use of the building at 482 Congress Street as of this date was a store and offices, so the parking requirement was being met. Section 14-332.1 of Chapter 14 states that in the "B-3 Zone: No off-street parking is required for changes of use". Any change of use to the building since 1957 has not required changes to the number of parking spaces that existed as of 1957.
6. To the extent the Property includes a non-conforming structure, restoration or reconstruction of the nonconforming structure is governed by Section 14-385 of the City of Portland Code of Ordinances. A copy is attached.
7. Chapter 14 of the City of Portland Code of Ordinances can be found on the City website, [www.portlandmaine.gov](http://www.portlandmaine.gov) under the City Code.

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 'Ann B. Machado', written over the printed name.

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
207. 874.8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)