

**Department of Permitting and Inspections**

*Ann Machado, Zoning Administrator*

June 9, 2016

Kevin M. Baum, Esq.  
Hoefle, Phoenix, Gormley & Roberts, P.A.  
127 Parrott Avenue  
P.O. Box 4480  
Portsmouth, NH 03802-4480

Re: 11 Brown Street, Unit 1A – CBL 037-I-007

Dear Sir or Madam:

I am in receipt of your request for a zoning determination regarding the above-captioned property. The City of Portland Permitting and Inspections Department is responsible for enforcement of building codes and zoning ordinances related to development in the City.

After a review of the City's records, I can confirm that the 11 Brown Street, Unit 1A, which comprises a portion of CBL 037-I-007, is located in the City's Downtown Business ("B-3") Zone and within the Downtown Entertainment Overlay Zone ("DOEZ"). Under Section 14-217 of the City's Land Use Code, restaurants and drinking establishments are permitted uses within the B-3 zone and the DOEZ.

As of the date of this letter, the City does not have a record of any pending land use or building code violations involving Unit 1-A, which we understand is located on the first floor of the building(s) located at 11 Brown Street.

I trust this sufficiently answers your questions. If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

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