## Portland, Maine



## Yes. Life's good here.

#### Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Zoning Administrator

August 11, 2015

To:

Androscoggin Bank 130 Middle Street Portland, ME 04101

Attn: Paul Collins, Vice President

Re:

19 South Street, Portland, Maine (the "Property")

**Zoning Determination Letter** 

The undersigned hereby certifies with respect to the above-referenced property owned by **19 South Street Development, LLC** and described as **19 South Street Portland Maine**, and further identified as Map 38, Chart E, Lot 29:

- 1. Zoning District: Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the B-3 Downtown Business Zone (the "Zoning District") as set forth in Division 12, §§ 14-216 -- 14-221-1 of Art. III, Zoning, §§ 14-46\_-- 14-490 (the "Zoning Ordinance") under Chapter 14, Land Use (the "Land Use Ordinance") of the Code.
- 2. <u>Permitted Use:</u> The use or uses of the Property by Owner as a mixed commercial and multifamily building with commercial units used for offices, and also including six (6) residential dwelling units (collectively the **"Use"**) are all permitted uses under the Zoning District.
- 3. <u>Code Enforcement:</u> There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances or regulations except as follows:

[X]NONE	[ ] UNRESOLVED VIOLATIONS EXIST
If there are any known, unresol violations:	ved violations, the following summarizes the nature of such

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4. Permits and Approvals: With respect to the Use of the Property, the following permits and approvals are required with the status of each indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:

#### Permits and Approvals - Required [X] or Not Applicable [N/A]

(b) [N/A] Conditional Use Approval
4 ) 5 4 / 4 7
(c) [ N/A ] Site Plan Approval
(d) [N/A] Subdivision Approval
(e) [X] Certificate of Occupancy (no certificate of occupancy available)
(f) [N/A] Change of Use Permit
(g) [N/A] Other: Zoning Verification Sheet, recent permits on file

Dated this 11<sup>th</sup> day of July, 2015

By:

(Signature)

Name: Ann B. Machado

Title: Zoning Administrator

City of Portland, Maine, Planning & Urban Development Department - Inspections Division