



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

Ann Machado, Zoning Administrator

December 6, 2016

Paul S. Bulger, Esq.  
Jewell & Bulger, P.A.  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3453

RE: 600-604 Congress Street, Portland, ME, CBL: 039-A-013 (the "Property")

Dear Mr. Bulger:

Regarding the property at 600-604 Congress Street in Portland Maine I am providing the following information:

1. The Property is located in the City's B-3 Downtown Business Zone as well as in the Pedestrian Activities District (PAD) Overlay Zone along Congress Street, the Downtown Entertainment Overlay Zone and a Historic Overlay Zone.
2. Based on building permits and other records on file, I understand that the Property's current legal use is commercial use(s) on the first floor with ten residential units above the first floor. Permits 09-0650 and 09-1086 have been issued to change the use from ten dwelling units to twelve. At this time a certificate of occupancy has not been issued for these permits. Under section 14- 217 of the City of Portland Code of Ordinances, residential uses are permitted uses in the Property's current zone. This section also lists the uses that are allowed in the PAD District along Congress Street on the first floor. To the extent that the Property's use changes or does not meet the requirements for the uses 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 does have building permits that have been issued but not closed out. Copies are attached.

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', with a long, sweeping horizontal stroke 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)