February 1, 2017

Reid Hayton-Hull, Esq.

Drummond Woodsum

84 Marginal Way, Suite 600

Portland, ME 04101-2480

RE: 44 Oak Street CBL: -39-B-011001 & 002 (the “Property”)

Dear Ms. Hayton-Hull:

Regarding the property at 44 Oak Street in Portland Maine, I am providing the following information:

1. The Property is located in the City’s B-3 zone with a Historic Overlay Zone and a Downtown Entertainment Overlay Zone and within a Pedestrian Activities District.
2. Based on building permits and certificates of occupancy, I understand that the Property’s current use is as a hair salon and spa on the first floor and basement level. That use is a permitted use in its current zone. I understand that the Property’s proposed future use is for retail and a personal service/health club. Retail uses and personal service/health club uses are also permitted uses in the Property’s current zone. 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 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 a certificate of occupancy, a copy of which is attached.
5. The Property does have a pending change of use and building permit application, a copy of which is 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

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

amachado@portlandmaine.gov