



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

Ann Machado, Zoning Administrator

July 27, 2016

Josh Soley
Compass Commercial Brokers
1 Dana Street, Suite 400-500
Portland, ME 04101

Re: 51-53 York Street, Portland, Maine, CBL 40-C-030, 031 & 038

Dear Mr. Soley:

I am in receipt of your July 20, 2016 request for a zoning determination regarding the above-captioned property (the "Property"). This letter will address each of your questions:

- The Property is located in the City's B-3 Downtown Business (B-3) Zone with a Downtown Entertainment Overlay Zone and a Historic District Overlay Zone;
- The current legal use of the Property is office space on the second and third floors and a restaurant on the first floor, which are permitted uses in the B-3 Zone under Section 14-217 of the City of Portland Code of Ordinances;
- A review of the City's records does not reveal any pending or threatened violations of the City's Land Use Code or other provisions of the Code of Ordinances;
- A review of the City's records reveals that the property possesses all required permits and approvals for continued operation, other than permits that may be required by specific tenant uses, such as food service licenses.
- Certificates of Occupancy for the Property were issued in 1998 and 2007. According to those Certificates, the building and land comprising the Property were found to be in accordance with applicable zoning ordinances.

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,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department, City of Portland, Maine
207. 874.8709