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Planning & Urban Development Department

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/01/14

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 15, 2013

Derek Miller
C/O CBRE/The Boulos Company
One Canal Plaza, Suite 500
Portland, Maine 04101

RE: Merrill's Wharf, 254 Commercial Street – 041-A-016 & 017 -WCZ Zone

Dear Mr. Miller & Mr. Sigfridson,

I am in receipt of your request for a determination letter concerning the first floor leasing and whether the proposed businesses meet the requirements of being considered "Marine Related" as defined within the City of Portland Land Use Zoning Ordinance.

I have reviewed the two uses that you requested me to consider: Quest Navigation & Rhumbline Communications. I looked at both their websites and other communications from each business. Based upon all of such information, I have determined that both Quest Navigation and Rhumbline Communications can be considered a "Permitted Use" under 14-307 as Marine Offices [14-307(a)21]. Therefore both businesses are considered to be marine related for your first floor uses.

Please be aware that this determination letter is not a substitution for an approval of the final use. Both businesses must apply for a change of use permit to establish their uses within the premises. This office will also need to be provided with good floor plans showing where these two businesses will be located within the first floor area.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator