

Submitted 5/5/16



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May 5, 2016

To:

City of Portland Zoning Board of Appeals

Ladies and Gentlemen:

I represent Geoffrey Rice, the owner of 184 State St., as his leasing agent. The property's use is a mix of residential and retail. Several months ago, a 1,200 square foot space formerly occupied by the frame shop became vacant. There has been considerable interest in the space, but all of that interest is from prospective tenants who propose to use the space for some type of food service. Apparently the space is zoned such that it is difficult to utilize the space for this type of business without the grant of variance for parking and allowable hours of operation. I have experience leasing retail space on this stretch of Congress St. I have found it difficult to get a market rent from dry goods or mercantile tenants. It a function of revenues produced per square foot. Restaurants will generally pay as much as twice the rent that retail tenants will pay. It is my opinion that unless the requested variances are granted, the property cannot and will not yield a reasonable return. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank O'Connor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Frank O'Connor