



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

September 21, 2015

I-95 Portland Ventures I. LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 773-775 Congress Street, Portland, Maine (Tax Map 47-A-16)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by East End Corp. and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Ordinance of the City of Portland revised through June 1, 2015.
2. The Premises are located in the Community Business – B-2b Zone. The current legal use of the Premises is one dwelling unit and a funeral home. The current use of the premises as a 4 unit apartment building and office is not legal.
3. The only known, unresolved, violation or pending enforcement action with respect to any applicable land use or zoning codes, and City ordinances are the three existing nonconforming dwelling units and the office. There are no known, unresolved or pending enforcement actions with respect to any building, environmental, or energy codes, ordinances or regulations.
4. There are no assessment records or other City records that would indicate the current uses of the buildings are in violation of any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances or regulations.
5. The only permit that we have on file is a permit from 1953 to change part of the first floor to a funeral parlor. The assessor's card from 1951 (pre ordinance) shows the use as single family with a funeral home added in 1953.


Ann B. Machado
Zoning Administrator
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