

9/19



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August 7, 2015

Via hand delivery and email: AMACHADO@portlandmaine.gov
Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

AUG 10 2015

Dept. of Building Inspections
City of Portland Maine

RE: Zoning and Code Determination

Dear Ann:

I represent a buyer for the properties listed below. In connection with the purchase, my client's lender has requested that we confirm the zoning and code status of each. To that end, please provide a zoning and code determination letter concerning the following properties:

- ~~79~~ 55 Ashmont Street, Portland, Maine (Tax Map 125-J-8-22)
- ~~124~~ 126 Emery Street, Portland, Maine (Tax Map 62-C-9-10)
- ~~127~~ 131 Park Street, Portland, Maine (Tax Map 39-A-21 -22)
- ~~221~~ 223 Woodford Street, Portland, Maine (Tax Map 130-E-1)
- 459-465 Cumberland Avenue, Portland, Maine (Tax Map 36-F-18-19)
- 603 Cumberland Avenue, Portland, Maine (Tax Map 48-F-19) *units*
- 510-516 Deering Avenue, Portland, Maine (Tax Map 125-E-6) *units*
- 773-775 Congress Street, Portland, Maine (Tax Map 47-A-16) *?*

Enclosed please find \$1,200.00, representing the \$150.00 fee for each determination letter. Also enclosed are sample forms you may use to respond to this request. Thank you for your consideration and assistance and please call me if you have any questions.

Very truly yours,

Nathaniel R. Huckel-Bauer

Enclosures

CITY OF PORTLAND ZONING LETTER

_____, 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 Holdings, LLC 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 and the current use of the premises as a mixed-use building with (17) residential units and one commercial unit is a permitted use thereunder.

Units: 107 in

3. The Premises are located in the Congress Street Historic District.

4. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

5. 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 except as follows:

NONE RECORDS INDICATE VIOLATIONS EXIST

If records indicate any violations exist, the following summarizes the nature of such violations:

6. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a) N/A Certificate of Occupancy.
- (b) N/A Conditional Use Approval.
- (c) N/A Site Plan Approval.
- (d) N/A Subdivision Approval.
- (e) N/A Building Permit.
- (f) N/A Condominium Conversion.
- (g) N/A Other: _____

Signature of Authorized Person: _____
Typed or Printed Name of Signatory: Ann Machado
Title of Signatory: Zoning Administrator
City or Other Governmental Agency: City of Portland, Zoning Administration

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2459	Applicant: EAST END HOLDINGS LLC
Project Name: 773 CONGRESS ST	Location: 773 CONGRESS ST
CBL: 047 A016001	Application Type: Determination Letter
Invoice Date: 08/10/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 047 A016001
Bill To: EAST END HOLDINGS LLC
 PO BOX 10291
 PORTLAND, ME 04104

Application No: 0000-2459
Invoice Date: 08/10/2015
Invoice No: 50391
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)