



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

Ann Machado, Zoning Administrator

October 14, 2016

Karen F. Shanahan
Curtis Taxter
One Canal Plaza, Suite 1000
P.O. Box 7320
Portland, ME 04112-7320

RE: 73 Deering Street, 500 Cumberland Avenue, 498 Cumberland Avenue, and 61 Deering Street –
CBL 047- B- 001, 002, 003, & 029 – The Opportunity Alliance

Dear Ms. Shanahan:

Regarding the property located at 73 Deering Street, 61 Deering Street, 498 Cumberland Avenue and 500 Cumberland Avenue in Portland Maine (collectively, the "Property"), I provide the following information:

1. The Property is located in the City's R-6 Residential zone as well as within a Historic Overlay Zone.
2. Based on our records, I understand that the Property's use is, as a day care/nursery school, professional office space and multi-family residential dwelling units. Multi-family dwellings are permitted within the R-6 zone (section 14-136). Professional office space is permitted as a conditional use in the zone as is a nursery school [section 14-137(c)]. To the extent that the Property's use changes or does not meet the requirements for the use described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.

I trust that this sufficiently satisfies your needs. If, however, you have any questions or concerns, please do not hesitate to contact me at (207)874-8709. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

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