October 27, 2016

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

477 Congress Street

Suite 1104

Portland, ME 04101-3453

RE: 553 Cumberland Avenue, Portland, ME

 CBL: 048-E-027

Dear Mr. Bulger:

 Regarding the property at 553 Cumberland Avenue in Portland Maine (the “Property”), I provide the following information:

1. The Property is located in the City’s R-6 Residential zone.
2. I understand that the Property’s current approved use as a 27-unit multifamily residential use. That use is a permitted use in the Property’s current zone. 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.
4. The Property does have certificates of occupancy, copies of which are attached.
5. Because the Property has been a multifamily dwelling since at least 1955, it is legally nonconforming with respect to the parking requirements contained in Sections 14-136 and 14-331-14-350 of the City of Portland Code of Ordinances.

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.

Sincerely,

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

amachado@portlandmaine.gov