



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

Ann Machado, Zoning Administrator

November 1, 2016

James A. Hopkinson, Esq.
Hopkinson & Abbondanza
6 City Center, Suite 400
Portland, ME 14101

RE: 879 Congress Street, Portland, ME CBL: 053-I-016 (the "Property")

Dear Attorney Hopkinson:

Regarding the property at 879 Congress Street in Portland Maine, I am providing the following information:

1. The Property is located in the City's R-6 residential zone.
2. Based on the most recent building permit on file (attached), I understand that the Property's current legal use is four dwelling units. Per section 14-136 multifamily dwellings are a permitted use in the 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 not have a certificate of occupancy on file.
5. Pursuant to your request, attached please find Sections 14-135 through 14-140 of the City of Portland Code of Ordinances, the section of the Code that applies specifically to property in the R-6. Also attached is a copy of Division 20 of the Code, which contains parking requirements applicable to multifamily homes in the R-6. Also attached per your request, please find a copy of Division 23 of the Code which relates to nonconforming uses and buildings.
6. A "damage restoration statement" is attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a stylized, flowing script.

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