



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

Ann Machado, Zoning Administrator

November 2, 2016

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

RE: 873- 877 Congress Street, Portland, ME CBL: 053-I-017 & 018 (the "Property")

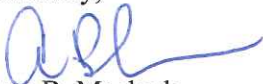
Dear Attorney Hopkinson:

Regarding the Property at 873- 877 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. A certificate of occupancy (attached) was issued on January 22, 1954 for 873-875 Congress Street which lists the approved use as "Parking or Storage of motor vehicles". A building permit (attached) was issued on December 16, 1976 for 877 Congress Street to "demolish 3 family". The Property is currently used as an unimproved parking lot. Per section 14-137(c)(5) of the City of Portland Code of Ordinances "off-street parking for passenger cars for uses permitted in the R-6 zone" is a conditional use.
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. Pursuant to your request, please find Sections 14-135 through 14-140 of the City of Portland Code of Ordinances attached. This section of the Code applies specifically to property in the R-6 zone. Also attached is a copy of Division 20 of the Code, which contains the parking requirements applicable to the R-6 zone. Although, there are currently no buildings on the Property, per your request, please also find a copy of Division 23 of the Code attached, which relates to nonconforming uses and buildings.

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,



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