



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

October 1, 2015

Brandon S. Cooper
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 59 Bramhall Street (Tax Map 54-E-1)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Scott T. Randall 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 Residential – R6 Zone. The current legal use of the Premises is 6 dwelling units and 5 lodging rooms. The current use of the premises as a 9 unit apartment building is not legal.
3. The Premises are located in the West End Historic District.
4. The only known, unresolved, violation or pending enforcement action with respect to any applicable land use or zoning codes, and City ordinances are the three existing nonconforming dwelling units. There are no known, unresolved or pending enforcement actions with respect to any building, environmental, or energy codes, ordinances or regulations.
5. Other than the three existing nonconforming dwelling units, 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.
6. Permit #51/1101 was amended on June 24, 1951 to change the use of the building to 6 apartments and 5 lodging rooms with 4 apartments on the first floor, 2 apartments and 2 lodging rooms on the second floor and 3 lodging rooms on the third floor. This is the most recent permit in our file.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

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

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709