



# PORTLAND MAINE

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*Penny St. Louis - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

July 22, 2011

Thomas G. Leahy, Esq.  
Monaghan Leahy, LLP  
P.O. Box 7046  
Portland, ME 04112

Kurt A. James, Esq., Director  
Rackemann, Sawyer & Brewster  
160 Federal Street, 15<sup>th</sup> Floor  
Boston, MA 02110-1700

John McCullough, Esq.  
McCullough, Stievater & Polvere, LLP  
121 Main Street  
Charlestown, MA 02129

James J. Moore, III, Executive Director  
Oppenheimer Multifamily Housing & Healthcare Finance, Inc.  
1180 Welsh Road  
North Wales, PA 19454

RE: 794-800 Congress Street, 73-81 Bramhall Street -054-F-001 (the "Property")

To Whom It May Concern:

In my capacity as the Zoning Administrator for the City of Portland, I hereby certify that the following is true:

1. The principal structure on the Property along with a portion of the parking lot is located within a B-2b business zone. It is noted that another portion of the accessory parking lot is located within an R-6 residential zone. The Property is also affected by a Historic Overlay zone.
2. The property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. § 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the Portland Code.

3. To the best of my knowledge, there are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
4. The Property was approved and developed with two appeals. On October 3, 1996 the Zoning Board of Appeals granted a variance to grant relief from the impervious surface coverage requirement. The Zoning Board of Appeals also granted a miscellaneous appeal concerning the requirement that parking be within 100 feet from the principal building. Copies of such appeals are included with this letter.
5. Based on the Certificates of Occupancy, the buildings and structures on the Property complied with all other dimensional requirements (area, width, or depth of land as a building site for the structure; floor space area of the structure; setback of the structure from the property lines of the land; height of the structure) of the Portland Code at the time they were constructed and are not required to comply with current dimensional and parking requirements.
6. The current uses of the Property, thirty-six (36) dwelling units and office space, comply with the current use regulations of the Portland Code.

Regards,

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

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