

dive by Tres - 10/22

H & A Hopkinson & Abbondanza

A T T O R N E Y S

- James A. Hopkinson
- Richard J. Abbondanza
- Gerald B. Schofield, Jr.
- Mark A. Woronoff

770-774 Congress

240-255

491-515

560-570

Please respond to our Portland office

RECEIVED

DEC - 9 2015

Dept. of Building Inspections
City of Portland Maine

Congress St. Hillside District
Bob Community Business Zone

December 8, 2015

Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: **Timothy W. Tolford and Nancy T. Aceto**
Property: **770-772 Congress Street, Portland, Maine**
Tax Map and Lot No.: **54-F-8**

Dear Ann:

Our office is counsel for Seventy Property, LLC, which is purchasing the commercial building located at 770-772 Congress Street, Portland, Maine. Our client is financing its purchase and its lender's attorneys have requested confirmation from the City of Portland concerning certain zoning information.

This letter requests zoning information for the above-referenced property in order to process this request. Specifically, we need the following information:

1. Copies of current zoning ordinances pertaining to the subject property for both density and parking. Please include sections of the ordinances regarding non-conforming buildings.
2. Copies of zoning variances, bonus density agreements, or other applicable zoning information for this property (if any).
3. Please provide, on city letterhead, a "damage restoration statement," indicating that the project may be rebuilt to its current size and density. (In general, if the project is non-conforming, what restrictions apply?)
4. A completed zoning certificate, a copy of which is attached.

Ann Machado, Zoning Administrator
City of Portland
December 8, 2015
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I have enclosed our firm check in the amount of \$150.00 for this service. With the proposed loan closing scheduled in the very near future, your written response as soon as possible will be appreciated. Should you have any questions, please contact me or my assistant, Mamie Martin, immediately. Please forward your correspondence to my office.

Very truly,

A handwritten signature in black ink, appearing to read 'James A. Hopkinson', written over a horizontal line.

James A. Hopkinson

JAH/mjm

Email: jhopkinson@hablaw.com

G:\CLIENTS\NUMBER\7Seventy Property LLC\770Congress\Purchase\Zoning.ltr.docx

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2562	Applicant: TOLFORD TIMOTHY W & NANC
Project Name: 772 CONGRESS ST	Location: 772 CONGRESS ST
CBL: 054 F008001	Application Type: Determination Letter
Invoice Date: 12/09/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 054 F008001
Bill To: TOLFORD TIMOTHY W & NANCY T ACETO
 770 CONGRESS ST
 PORTLAND, ME 04102

Application No: 0000-2562
Invoice Date: 12/09/2015
Invoice No: 51834
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)