



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

Ann Machado, Zoning Administrator

December 7, 2016

Paul S. Bulger, Esq.
Jewell & Bulger, P.A.
477 Congress Street
Suite 1104
Portland, ME 04101-3453

RE: 684 Congress Street, Portland, ME, CBL: 055-E-035 ("the Property")

Dear Attorney Bulger:

Regarding the Property at 684 Congress Street in Portland Maine, I am providing the following information:

1. The Property is located in the City's B-2b Community Business Zone as well as in a Historic Overlay Zone.
2. Based on our records, I understand that the Property's current approved uses are a retail space (684 Congress Street) and an Interior Design Studio and Showroom (688 Congress Street) on the first floor and ten apartments on the second and third floors. Under section 14-182 of the City of Portland Code of Ordinances, these uses are permitted uses in the Property's 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 have certificates of occupancy; copies are attached.
5. The Property does have two recent building permits that have been issued but not closed out. Copies are 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,



Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

amachado@portlandmaine.gov