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

Ann Machado, Zoning Administrator

October 13, 2016

BIKA, LLC
c/o Andre G. Duchette, Esq.
30 Milk Street, 5th Floor
Portland, ME 04101

RE: 211 Danforth Street, Portland, Cumberland County, Maine, Tax Map: 057-E-008 (the "Property"), Current Owner: 211 Danforth, LLC

To Whom It May Concern:

Regarding the Property, I provide the following information:

1. The Property is located in the City's B-1 Neighborhood Business Zone and within a Historic Overlay Zone.
2. Based on our records, I understand that the Property is currently split into two units. The current use of the rear unit is a market/deli, and the front unit is currently vacant. I understand that the Property's proposed use is a commercial office building. This use is a permitted use pursuant to Section 14-162(a)(2) of the City of Portland Code of Ordinances.
3. Section 14-385 of the City of Portland Code of Ordinances allows a nonconforming structure that is damaged to be restored or reconstructed within an existing footprint if all the conditions listed in the section are met.
4. 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.
5. There are two certificates of occupancy on file, copies of which are attached.

I trust that this sufficiently satisfies your needs. If, however, you have any questions or concerns, please do not hesitate to contact me at (207)874-8709. 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.

Yours truly,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
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