



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

Ann Machado, Zoning Administrator

December 30, 2016

J. Casey McCormack, Esq.  
Jensen, Baird, Gardner & Henry  
10 Free Street  
P.O. Box 4510  
Portland, ME 04112-4510

RE: 146 Pine Street, Portland, Maine; CBL: 062-A-005 (the "Property")

To Whom It May Concern:

Regarding the property at 146 Pine Street in Portland Maine, I am providing the following information:

1. The Property is located in the R-6 zone as well as in a Historic District Overlay.
2. Based on building permits and certificates of occupancy, I understand that the Property's current use is a 6-room bed and breakfast with a single dwelling unit for the owners' quarters. That use is permitted as a conditional use in the Property's current zone, pursuant to Section 14-137(a)(3) of the City of Portland Code of Ordinances. For this Property, the use was permitted as a "lodging house" (bed and breakfast) in 1989, under the provisions of the Code of Ordinances in effect at the time of approval. 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 a certificate of occupancy, a copy of which is attached.
5. The Property does not have any outstanding building or other permits or applications.
6. The Property does not have an approved variance.

I trust the information provided is sufficient. Please contact me at (207) 874-8695 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,

Christina Stacey  
Zoning Specialist  
Permitting and Inspections Department  
City of Portland, Maine  
207. 874.8695

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