



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

September 10, 2015

I-95 Portland Ventures I, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 124 Emery Street, Portland, Maine (Tax Map 062-C-9 & 10)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by East End Corp. and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Ordinance of the City of Portland revised through June 1, 2015.
2. The Premises are located in the Residential – R6 Zone and the current use of the Premises as an eight unit apartment building is not a permitted use. The current legal use of the premises is a 6 unit apartment building with one lodging room. A building permit was applied for on August 28, 2015 to legalize two non-conforming units for a total of eight units in the building.
3. The Premises are located in the West End Historic District.
4. The only known, unresolved, violation or pending enforcement action with respect to any applicable land use or zoning codes, and City ordinances is the two existing nonconforming dwelling units. There are no known, unresolved or pending enforcement actions with respect to any building, environmental, or energy codes, ordinances or regulations.
5. The assessment record gives the use as six dwelling units which indicate the current use of the building is in violation of applicable land use, zoning codes, and City ordinances. There are no assessment records or other City records that indicate that the current uses of the building are in violation of any applicable building, environmental, or energy codes, ordinances or regulations.
6. A certificate of occupancy and a letter from Warren Turner, Zoning Enforcement Inspector are attached.

Portland, Maine



Yes. Life's good here.

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Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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207.874.8709