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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

June 23, 2008

East Brown Cow LLC
First American Title Insurance Company
Bangor Savings Bank
Bernstein Shur Sawyer & Nelson
100 Middle Street
Portland, ME 04101

RE: 218-238 St. John Street – 64-A-2-8-9-11 & 74-A-7 & 75-A-6 along with 217-227 St. John Street – 64-F-2-3-4 - (collectively, the “Property”) - B-2 Zone

Dear Sir/Madam,

I am in receipt of a request for a zoning determination regarding the Property. The Property is located entirely within the B-2 Business Zone. The B-2 Business Zone allows uses such as retail, restaurant, personal services, and office space along with other listed uses.

I was not able to determine whether the Property has sufficient parking to comply with all municipal parking requirements relating to its current use. Neither a site parking plan outlining the current number of parking spaces available nor a list of current Property uses has been submitted for analysis. However, it is noted that in 1987 the Property went thru extensive review at which time parking requirements would have been reviewed for compliance. Because I was not afforded scaleable site plans and building plans of the Property, I am unable to analyze compliance with all applicable land use and zoning requirements of the City of Portland. Please note that I am aware that the Property was well developed prior to the Ordinance birth date of June 5, 1957. It is likely the Property is legally nonconforming as to several of the B-2 requirements.

I am unaware of any notices, citations, or present violations of applicable Portland Zoning codes or ordinances relating to the Property. I am unaware of any pending or threatened enforcement actions arising out of any zoning violations. To the best of my knowledge all required municipal permits and licenses with respect to the property have been obtained and are in good standing.

Copies of Certificates of Occupancy and other pertinent land use and zoning documents relating to the Property have been enclosed with this determination.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

enclosures