

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

June 23, 2016

Bernstein, Shur, Sawyer & Nelson
Hopkins & Abbondanza
Bangor Savings Bank

Bernstein, Shur, Sawyer & Nelson, P.A.
100 Middle Street
P.O. Box 9729
Portland, ME 04101-5029

Attn: Tabatha Berube

Re: 971 Congress Street, Portland – Map 65, Block A, Lot 013 – Anchor Investment Properties, LLC – B-2 Community Business Zone

To Whom It May Concern:

I am in receipt of your letter, dated June 20, 2016, seeking a zoning determination regarding the above-captioned property (the “Property”). This letter will answer each of your questions.

- The Property is located in the City’s B-2 Community Business Zone.
- Our records show that a building permit and certificate of occupancy were issued in 1962 to build a “Retail Store (stamp store)”. The permit and certificate of occupancy were issued after the Zoning Board of Appeals approved a Miscellaneous Appeal granting relief from the setback requirements that were applicable to the Property at that time. In 1984, an amended permit was issued to construct a two-story addition. The use was listed as “retail of paint & decorating”. A series of building permits for the installation of commercial signs have been issued for the Property, the most recent of which was in December 2014. Retail is a permitted use in the B-2 Community Business Zone [§ 14-182(b)].
- To the best of my knowledge the Property is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances.
- A search of the City’s records does not reveal any pending or threatened violations of the City’s land use code.

Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections

If you have any questions regarding this letter, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ann B. Machado", is written over the typed name.

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
amachado@portlandmaine.gov