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YORK COUNTY OFFICE

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Current Owner - Deliverance Center
1006-1014 Congress

October 15, 2015

Ms. Ann Machado
City of Portland
Zoning Administration
389 Congress St, Room 315
Portland, Maine 04101

Re: Zoning Determination Letter
1006 Congress Street / Tax Map 76, Block A, Lot 22

RECEIVED

OCT 16 2015

Dept. of Building Inspections
City of Portland Maine

Dear Ms. Machado:

On behalf of Delta Realty LLC ("Delta Realty"), I am submitting this zoning determination request for 1006 Congress Street (Tax Map 76, Block A, Lot 22) (the "Property"). This request is being made in connection with Delta Realty's potential acquisition of the Property.

Please note that my office has conducted its own due diligence with respect to zoning and land use matters involving the Property, but would like confirmation of such for purposes of our own reliance, and to further protect the interests of our client, Delta Realty.

Our due diligence has revealed that the Property is located within the I-L Industrial Zone, as described in Chapter 14, Division 13, §§14-231 through 14-245 of the City of Portland's Land Use Ordinance, and not within any other Zone including, any Historic District Overlay Zones.

It is my understanding that currently the principal (and family) of the current owner, the Deliverance Center, is currently residing at the Property, and that in the past the Deliverance Center has let people stay for a week to 10 days while they are transitioning from jail or a rehabilitation clinic back into "normal" society. Whether such uses are permitted I'm not concerned with ("Residential" uses do not appear to be permitted in the I-L Zone); however, I do want confirmation that Delta Realty's planned discontinuance of the single-family dwelling use (and prior "transient" uses) would not trigger replacement unit requirements or contributions to the Housing Trust Fund, or other elements of the Housing Preservation and Replacement requirements set forth in Chapter 14, Division 29, §14-483 of the City of Portland's Land Use Ordinance.

~ Over 60 Years of Service ~

Jensen Baird
Gardner Henry

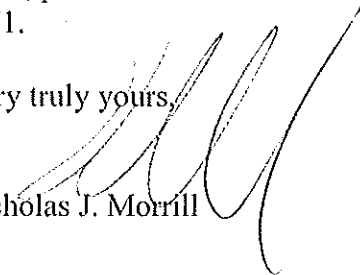
October 15, 2015
Page 2

Although I believe that the planned discontinuance of the single-family dwelling use (and prior "transient" uses) would not trigger replacement unit requirements or contributions to the Housing Trust Fund, because §14-483(d)(3) of the Housing Preservation and Replacement exempts the removal of "Grandfathered dwelling units existing in zones which no longer permit residential uses", I am requesting confirmation of the same.

Please independently review the files that you have at your disposal, and verify our determinations. Additionally, please include in your zoning determination letter confirmation that the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that all required City permits, licenses and approvals have been issued for the current uses of the Property. I would also request that you confirm our findings that there are no current violations or enforcement actions involving the Property.

Enclosed herewith you also find a check in the amount of \$150.00 payable to the City of Portland for payment of the necessary zoning determination letter fee. If I can provide any additional information to assist you in your determination, please feel free to contact me by email at nmorrill@jbggh.com or by telephone at (207) 775-7271.

Very truly yours,


Nicholas J. Morrill

cc: Arthur P. Girard, Manager
Thomas W. Moulton

Violation letter April 24, 2011 Don - Building Code

5 Page letter from firm

2011-07-1792 Pla. of Working

~~Site Plan 2003-2003-0243~~

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2519	Applicant: DELIVERANCE CENTER
Project Name: 1006 CONGRESS ST	Location: 1006 CONGRESS ST
CBL: 076 A022001	Application Type: Determination Letter
Invoice Date: 10/16/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 076 A022001
Bill To: DELIVERANCE CENTER
 1008 CONGRESS ST
 PORTLAND, ME 04102

Application No: 0000-2519
Invoice Date: 10/16/2015
Invoice No: 51206
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)