



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

Ann Machado, Zoning Administrator

July 26, 2016

17 Westfield Street, LLC
c/o Andre G. Duchette
30 Milk Street, 5th Floor
Portland, ME 04101

Re: Property: 17 Westfield Street, Portland, Cumberland County, Maine
Tax Map 76-A-31

Dear Mr. Duchette:

I am the Zoning Administrator for the City of Portland and have the authority to issue this certification. Please be advised that our records show the following information for the Property:

- The Property is currently zoned I-L (low impact industrial).
- A search of our records show that a permit issued in 1989 listed the use of the property as "Truck Repair Garage" and a permit issued in 1995 listed the use as "Trucking". A permit (2016-00021) was issued on January 27, 2016 to "convert the existing building into four tenant spaces (brewery with tasting room, coffee roasting with ancillary retail, woodworking and clothing manufacturing)". This permit was amended (2016-01267) on June 2, 2016 to change the coffee roaster space to storage. As of today, the final certificates of occupancy have not been issued for the four tenant spaces. These uses are permitted in the IL zone under Section 14-232 of the City of Portland Code of Ordinances. There are no current permit violations on the Property. The improvements on the Property may be rebuilt in their current size and density if they are damaged;
- You have asked whether "the proposed use of the Property as a commercial office building is a permitted use" within the I-L Zone. Under § 14-233 "Prohibited uses", subsection (dd) specifically prohibits "office uses other than back offices or offices that are accessory to a permitted use";
- A review of the City's records does not reveal any current or pending violations of zoning, land use, or certificate of occupancy requirements against the Property, and there are no applications pending for zoning, or land use approval, or variances with any building codes.
- To the best of my knowledge there are no current environmental problems concerning the Property;
- The Property is accessed by Westfield Street.
- There is no record of certificate(s) of occupancy for the Property, but certificates



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of occupancies should be issued shortly for the four tenant spaces being created under Permit #2016-00021.

I trust this sufficiently answers your questions. If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long, sweeping flourish extending to the right.

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