



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

Ann Machado, Zoning Administrator

December 7, 2016

Paul S. Bulger, Esq.  
Jewell & Bulger, P.A.  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3453

RE: 197 Pleasant Avenue, Portland, ME, CBL: 132-J-001 (the "Property")

Dear Attorney Bulger:

Regarding the Property, I am providing the following information:

1. The Property is located in the City's B-1 Neighborhood Business Zone.
2. Based on our records, I understand that the Property's current approved uses are two retail spaces, one personal service (salon) space and one restaurant space on the first floor along Stevens Avenue and eight residential units. Under section 14-162 of the City of Portland Code of Ordinances, these uses are permitted uses in the Property's current zone. To the extent that the Property's use changes or does not meet the requirements for the use described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property does have certificates of occupancy; copies are attached.
5. The Property does have permits which establish the current legal uses; copies are attached.
6. One of the commercial units (463 Stevens Avenue) located on the first floor was granted a Conditional Use Approval and a Miscellaneous Appeal in 2013; a copy of the approval letter is attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
207.874.8709