October 27, 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

Dear Mr. Bulger:

Regarding the property at 197 Pleasant Avenue in Portland Maine (the “Property”), I provide the following information:

1. The Property is located in the City’s B-1 Neighborhood Business zone.
2. I understand that the Property’s current approved uses are: 3 retail units and one restaurant on the first floor and 8 residential units on the second floor. Those uses is a permitted use 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. There is a current Notice of Violation pending against the Property, a copy of which is attached. To the best of my knowledge, there are no other 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 of which are attached.
5. One of the units (currently occupied by “Black Cat Coffee”) on the first floor was granted a conditional use approval in 2013, a copy of which is attached.

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

Sincerely,

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)