December 16, 2016

Thomas R. Kelly, Esq. Pat Duggan, Esq. Rockport Mortgage Corporation

Robinson, Kriger & McCallum Garvin & Maloney 17 Rogers Street

Twelve Portland Pier 0090 Clayton Road, Suite LL6 Gloucester, MA 01930

Portland, ME 04101-4713 St. Louis, MO 63124

Tonya Porter, Esq.

U.S. Department of Housing and Urban Development

Norris Cotton Federal Building

275 Chestnut Street

Manchester, NH 03101-2487

RE: 880 Forest Avenue, Portland, Maine; CBL: 136-E-005 (the “Property”)

To Whom It May Concern:

Regarding the property at 880 Forest Avenue in Portland Maine, I am providing the following information:

1. The Property is located in the R-6A Residential zone.
2. Based on building permits and certificates of occupancy, I understand that the Property’s approved use is as a 200-unit elderly housing facility with telecommunications antennae on the roof (accessory to the primary use). 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. In a supplemental letter dated December 7, 2016, you asked for confirmation that the Property is in compliance with various dimensional standards outlined in the Code. As noted above, I cannot certify that the Property meets all applicable laws, codes, rules and standards. However, the dimensional standards you are inquiring about are articulated in section 14-139 of the City of Portland Code of Ordinances. I attach it for your information.
5. The Property does have certificates of occupancy, copies of which are attached.
6. The Property does have outstanding building, plumbing and other permits, copies of which are attached.
7. The property received variances from height restrictions and parking requirements in 1971. Copies of those decisions by the Zoning Board of Appeals are 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

amachado@portlandmaine.gov