



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

*Ann Machado, Zoning Administrator*

January 6, 2017

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275 Chestnut Street  
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RE: Deering Pavilion, 880 Forest Avenue, Portland, Maine, CBL: 136-E-005, 137-H-001, 142-G-004 & 007 (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 except for CBL 142-G-007 which is located in the R-5 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 outlined in section 14-139 of the City of Portland Code of Ordinances (attached). Also, as shown by the documents attached with this letter, a certificate of occupancy was issued for the building. In addition, the property received variances from height restrictions and parking requirements in 1971. A copy of this decision is attached.
5. The Property does have certificates of occupancy, copies of which 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

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

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

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