

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

April 6, 2001

Ms Ellen Kantrowitz, Executive Vice President
Continental Wingate Associates, Inc.
63 Kendrick Street
Needham, MA 02494

FEDERAL HOUSING COMMISSIONER
U.S. Department of Housing and Urban Development
New Hampshire State Office
Norris Cotton Federal Building
275 Chestnut Street
Manchester, NH 03101-2487

RE: Deering Pavilion, 880 Forest Avenue - 136-E-5, 137-H-1, 142-G-7-4 - R-6 zone

Dear Ms Ellen Kantrowitz,

This letter is to verify the property located at 880 Forest Avenue, called the Deering Pavilion, is zoned R-6, which permits the development and use of residential properties (see attached R-6 zone).

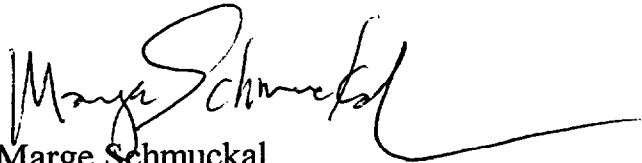
The project as is now exists, 200 units for elderly housing in an eleven (11) story building, was approved by the Planning division under site plan review and was issued a valid building permit on December 15, 1971 (see attached copy). Prior to issuance, on September 16, 1971, the Zoning Board of Appeals granted a variance to allow the 11 story building height and to allow the reduced parking spaces as proposed (see attached copy). A certificate of occupancy was issued on July 17, 1973 (see attached copy).

It appears that the property is in compliance with all other zoning requirements of the City of Portland, ME, including but not limited to, density, bulk, lot coverage, and setback restrictions. Please note that if there were any nonconformities and the structure was damaged, there is an allowance under the current zoning ordinance that would permit the reconstruction within one year of the damage (Section 14-385 - attached).

Attached hereto are true copies of the applicable certificates of occupancy, ordinances, or regulations relating to the zoning and use of this property.

If further information is necessary, please advise.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

CC: Thomas R. Kelly, Robinson, Kriger & McCallum, Attorneys at Law, 12 Portland Pier
P.O. Box 568, Portland, ME 04112-0568

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