



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

October 21, 2015

Perkins/Thompson  
One Canal Plaza  
PO Box 426  
Portland, ME 04112  
Attn: James N. Katsiaficas

RE: 777 Stevens Avenue – The Park Danforth (770 Stevens Avenue, 789 Stevens Avenue, 20-22 Arbor Street, 24 Arbor Street and 1104 Forest Avenue) – 146- C-005, 006, 007, 008, 009, 010, 011, 012, 013 & 014 (the "Property")

Dear James N Katsiaficas, Esq.

I am in receipt of your request concerning the Property. The Property is currently located in the R-6A Residential Zone. The existing uses of special needs independent living units and assisted living units and the proposed multifamily residential use are all permitted uses in the R-6A zone.

To the best of my knowledge, all necessary City of Portland code, zoning, land use and planning permits and approvals have been obtained for the property and its current uses and configurations. The original building permit was issued to construct 108 apartment units subject to an appeal granted by the Zoning Board of Appeals for parking relief, allowing 50 parking spaces instead of the required 108 spaces. The site plan for the Property was approved by the Planning Board on August 9, 1983. An addition to the property was approved in December of 1997 (#971332) with a Certificate of Occupancy issued December 17, 1998. The Property is currently under expansion. The Planning Board approved a Level III Site Plan (#2014-202) on February 10, 2014 for an addition to the existing facility including building expansions and site work. The Planning Board approved an Amended Subdivision and Site Plan application (#2015-061) on April 28, 2015 creating additional residential units and changes to the site plan. A building permit (#2015-01583) was issued on September 24, 2015 for site work and the construction of a foundation for a five story building with a one story connector. A second building permit (#2015-01730) is currently under review to renovate part of the existing first floor, and build a five story addition with a one story connector for 58 senior independent living units. When the permit is issued, the work is completed and a final inspection is conducted by the Inspections Division, the Fire Department and the Development Review Coordinator a certificate of occupancy will be issued.

I am not aware of any outstanding City of Portland code, zoning or planning violations concerning the Property. No violations or enforcements are pending, threatened or contemplated by the City of Portland.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Zoning Administrator*

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Abh", written over a horizontal line.

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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

207.874.8709