

RECEIVED

OCT 14 2015

Dept. of Building Inspections  
City of Portland Maine

www.perkinsthompson.com

October 14, 2015

**BY HAND DELIVERY**

Ann Machado, Interim Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101-3509

PHILIP C. HUNT  
JOHN S. UPTON  
PEGGY L. McGEHEE  
MELISSA HANLEY MURPHY  
JOHN A. HOBSON  
JAMES N. KATSIARCAS  
TIMOTHY P. BENOIT  
J. GORDON SCANNELL, JR.  
FRED W. BOPP III  
MARK P. SNOW  
WILLIAM J. SHIBLIS  
DAVID B. McCONNELL  
PAUL D. PIETROPAOLI  
RANDY J. CRESWELL  
JULIANNE C. RAY  
DAWN M. HARMON  
CHRISTOPHER M. DARGIE  
STEPHANIE A. WILLIAMS  
PETER J. McDONELL  
SARA N. MOPPIN  
SHAWN K. DOIL  
JOSEPH G. TALBOT  
LAUREN B. WELIVER  
JOSEPH C. SIVISKI  
JOHN W. MASLAND

Re: Determination of Property Code, Zoning, Land Use and Planning Compliance, The Park Danforth/770 Stevens Avenue, 789 Stevens Avenue, 20-22 Arbor Street, 24 Arbor Street, and 1104 Forest Avenue, Portland, Maine (collectively, the "Property")

Dear Ms. Machado:

This Firm represents Home for the Aged and its wholly owned subsidiaries, HFA HUD Properties, LLC and HFA Forest Avenue Properties, LLC, in connection with the Property, which is known as The Park Danforth and which is also identified by the following tax map and lot numbers: 146-C-5 and 146-C-10 (consisting of the existing 3-unit Park-Danforth Condominium, 2 units of which are owned by Home for the Aged and one unit of which is owned by HFA HUD Properties, LLC); 146-C-6, 146-C-9, 146-C-11, 146-C-12 and 146-C-14 (which are owned by HFA Forest Avenue Properties, LLC); and 146-C-7, 146-C-8, and 146-C-13 (which are owned by Home for the Aged). The Property is the site of existing structures and uses, and also is the site of a proposed expansion as described in a Portland Planning Board Site Plan approval letter dated February 11, 2015 (Project ID 2014-202, copy attached) and in a Portland Planning Board Amended Subdivision and Site Plan approval letter dated May 1, 2015 (Project ID 2015-061, copy attached) (the "Expansion").

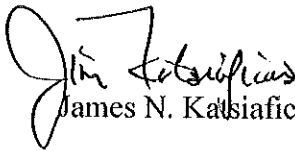
We have been asked to provide a Code Enforcement Officer letter regarding the Property and the Expansion. Therefore, we ask the following questions:

- (1) In what zoning district(s) is the Property located?
- (2) Are the current and proposed Expansion residential, multifamily residential, special needs independent living unit and assisted living uses of the Property permitted uses in the zoning district(s)?
- (3) Have all the necessary City of Portland code, zoning, land use and planning permits and approvals been obtained for this Property and its current and proposed Expansion uses, buildings and configuration? If not, what permits and approvals remain outstanding?
- (4) Is there a current occupancy permit for the Property, its buildings and its uses?

(5) Are there currently any outstanding City of Portland code, zoning or planning violations at the Property, and, if so, are there any pending, threatened or contemplated City of Portland enforcement actions related to the Property?

We understand that this request will be processed as a "Request for Zoning Determination" for which there is a \$150 fee; therefore, enclosed please find a check in the amount of \$150 payable to the "City of Portland, Maine." If you have any questions or concerns regarding this request, please do not hesitate to contact me. Thank you for your attention and assistance in this matter.

Sincerely,

  
James N. Katsiaficas

cc: Melissa H. Murphy, Esq.

Oct 29, 1982      Appeal 757-777 Stems      -sented  
108 unit congregational elderly housing

10/31/82      Zoning dict.

permit - 83 - 1015

Site plan approved 8/9/1983

1988 addition