



Planning &amp; Urban Development Department

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

June 18, 2015

Nicholas Morrill  
c/o Jensen Baird Gardner Henry  
10 Free Street  
PO Box 4510  
Portland, ME 04112-4510

Re: 1200 Congress Street – 189-A-013 (the "Property") - B-2 Community Business Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter for the Property. The Property is located within a B-2 Zone as described in Division 10, section 14-181 through section 14-195 of the City of Portland's Land Use Ordinance. The current uses of the Property as a retail bank (Norway Savings Bank) and medical offices (Portland Gastroenterology Associates, P.A. and Portland Endoscopy Center) are permitted uses in the B-2 Zone.

The current building received site plan approval by the Portland Planning Board on May 25, 1999 (#1999-0024). Building permit #990698 was issued on June 30, 1999 to construct the foundation of the building and building permit #991131 was issued on October 14, 1999 to build a "three story Corporate office building with Branch bank drive" for Coastal Bank. Two certificates of occupancy were issued for permit #991131, one on June 1, 2000 for "1<sup>st</sup> & 2<sup>nd</sup> floor only" and one on July 11, 2000 for the entire building. Permit #000242 was issued on March 28, 2000 for "Third floor fit out of 10,000 sf of medical office space...". Permit #03-1508 was issued on January 8, 2004 for interior renovations to relocate the Endoscopy suite from the third floor to the second floor. Two certificates of occupancy were issued in conjunction with this permit, one on June 25, 2004 for the second floor and one on September 24, 2004 for the third floor. A site plan (#2005-0070) was approved by the Portland Planning Board on May 24, 2005 for 50 Sewall Street which impacted the Property and the abutting property at 1186 Congress Street. There have been a number of permits issued for the Property from 2000 to 2013 for signs, interior renovations and alterations, addition of a vestibule and canopy to the exterior, and electrical and plumbing work.

To the best of my knowledge, the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that all required City permits, licenses and approvals have been issued for the current uses and development of the Property. I am not aware of any current violations or enforcement actions involving the Property.

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

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Zoning Administrator*

Yours truly,

A handwritten signature in cursive script, appearing to read "A B Machado".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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

207.874.8709