

Who do I send it to?



Attorneys at Law

KENNETH M. COLE III  
DAVID J. JONES  
RICHARD H. SPENCER, JR.  
LAWRENCE R. CLOUGH  
RONALD A. EPSTEIN  
WILLIAM H. DALE  
F. BRUCE SLEEPER  
DEBORAH M. MANN  
LESLIE E. LOWRY III  
PATRICIA M. DUNN  
MICHAEL J. QUINLAN  
R. LEE IVY

ROGER P. ASCH  
NATALIE L. BURNS  
SALLY J. DAGGETT  
ROY T. PIERCE  
BRENDAN P. RIELLY  
NICHOLAS J. MORRILL  
MARK A. BOWER  
MARCIA G. CORRADINI  
ALYSSA C. TIBBETTS  
J. CASEY MCCORMACK  
TUDOR N. GOLDSMITH

TEN FREE STREET  
P.O. BOX 4510  
PORTLAND, MAINE 04112-4510  
(207) 775-7271 (Phone)  
(207) 775-7935 (Fax)

www.jbgh.com

MERTON G. HENRY  
NICHOLAS S. NADZC  
FRANK H. FRYE  
MICHAEL A. NELSON  
BRIAN C. BROWNE  
OF COUNSEL

RAYMOND E. JENSEN  
(1908-2002)

KENNETH BAIRD  
(1914-1987)

M. DONALD GARDNER  
(1918-2003)

YORK COUNTY  
OFFICE

11 MAIN STREET, SUITE 4  
KENNEBUNK, MAINE 04043

(207) 985-4676 (Phone)  
(207) 985-4932 (Fax)

May 19, 2015

RECEIVED

MAY 21 2015

Dept. of Building Inspections  
City of Portland Maine

Ms. Ann Machado  
City of Portland  
Zoning Administration  
389 Congress St, Room 315  
Portland, Maine 04101

Re: Zoning Determination Letter  
1186 Congress Street (Tax Map 189, Block A, Lot 15)

1174-1194

Dear Ms. Machado:

On behalf of Norway Savings Bank ("NSB"), I am submitting this zoning determination request for 1186 Congress Street (Tax Map 189, Block A, Lot 15) (the "Property"). This request is being made in connection with NSB's potential acquisition of the Property (and the abutting 1200 Congress Street (Tax Map 189, Block A, Lot 13)).

Please note that my office has conducted its own due diligence with respect to zoning and land use matters involving the Property, but would like confirmation of such for purposes of our own reliance, and to further protect the interests of our client, NSB.

Our due diligence has revealed that (1): the Property is located within the B-2 Community Business Zone, as described in Division 10, §§14-181 through 14-195 of the City of Portland's Land Use Ordinance; (2) the current uses of the Property for off-street "accessory use" parking for owners and tenants of abutting properties located at 1200 Congress Street (Tax Map 189, Block A, Lot 13) and 1230 Congress Street (Tax Map 189, Block A, Lot 14); and a "coordinated" Site Plan approval (2005-0070) was granted by the City of Portland Planning Board on May 24, 2005 for 50 Sewall Street (Tax Map 189, Block A, Lot 31), but which also included surrounding properties including the Property and the abutting 1200 Congress Street (Tax Map 189, Block A, Lot 13).

Please independently review the files that you have at your disposal, and verify our determinations. Additionally, please include in your zoning determination letter confirmation that the Property, as developed, conforms with all requirements of the City of Portland's Land

~ Over 60 Years of Service ~

Ellen  
1200 Congress  
189-A-13  
1230 Congress  
189-A-14  
50 Sewall St  
189-A-31

Site plan

Jensen Baird  
Gardner Henry

May 19, 2015  
Page 2

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 would also request that you confirm our findings that there are no current violations or enforcement actions involving the Property.

Lastly, I would ask that you determine whether the Land Use Ordinance would allow, as a separately permitted use, parking facilities and structures (i.e. a parking garage) on the Property, as opposed to the currently existing accessory surface parking, subject, of course, to necessary permits and approvals.

I have included a preliminary ALTA / ACSM Land Title Survey for reference. It is worth noting that the Survey shows both the Property (1186 Congress Street (Tax Map 189, Block A, Lot 15)), and the adjoining 1200 Congress Street (Tax Map 189, Block A, Lot 13) as one parcel (I've delineated, for ease of review, the common boundary line in yellow highlighter), as both parcels are being purchased by NSB.

Enclosed herewith you also find a check in the amount of \$150.00 payable to the City of Portland for payment of the necessary zoning determination letter fee. If I can provide any additional information to assist you in your determination, please feel free to contact me by email at [nmorrill@jbgh.com](mailto:nmorrill@jbgh.com) or by telephone at (207) 775-7271.

Very truly yours,

  
Nicholas J. Morrill

Enc.

cc: Kenneth M. Cole III, Esq.  
Patricia Weigel, President  
Brian E. Shibles, Executive Vice President

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2213	<b>Applicant:</b> OLYMPIA EQUITY INVESTORS II
<b>Project Name:</b> 1186 CONGRESS ST	<b>Location:</b> 1186 CONGRESS ST
<b>CBL:</b> 189 A015001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 05/21/2015	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>		<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00		On Receipt

**Previous Balance** **\$0.00**

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>		
Zoning Determinations	1	\$150.00		
		\$150.00		
		<b>Total Current Fees:</b>	+	<b>\$150.00</b>
		<b>Total Current Payments:</b>	-	<b>\$150.00</b>
		<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 189 A015001  
**Bill To:** OLYMPIA EQUITY INVESTORS III LP  
 PO BOX 508  
 PORTLAND, ME 04112

**Application No:** 0000-2213  
**Invoice Date:** 05/21/2015  
**Invoice No:** 49285  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

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