



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

February 5, 2015

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Monaghan Leahy, LLP
P.O. Box 7046
Portland, ME 04112

NBT Bank
Maine Regional Headquarters
Commercial Banking Office
254 Commercial Street
Merrill's Wharf, 2nd Floor
Portland, ME 04101

164 Realty, Inc.
Richard J. McGoldrick
Commercial Properties, Inc.
100 Silver Street
Portland, ME 04101

Re: 1600 Congress Street, Portland, Maine
Legal Description 220-B-10-15, Congress St. 1570-1602

To Whom It May Concern:

In my capacity as a Code Enforcement Officer for the City of Portland, I hereby certify that the following is true:

1. The property above referenced is classified under the Portland Code as R-P (Residence – Professional Zone) and R-P (Resource Protection Zone) with a Shoreland Overlay Zone in the rear of the property.
2. The property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. Section 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the Portland Code.
3. To the best of my knowledge, there are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.



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4. Based on the Certificates of Occupancy, the buildings and structures on the Property complied with the dimensional requirements (area, width, or depth of the land as a building site for the structure; floor space area of the structure; setback of the structure from the property lines of the land; height of structure) and parking requirements of the Portland Code at the time they were constructed and are not required to comply with current dimensional and parking requirements unless there are future additions to the building or there is a change of use that would require more parking.
5. The current uses of the Property as medical and professional offices, comply with the current use regulations of the Portland Code.

Regards,

Ann B. Machado
Acting Zoning Administrator
City of Portland, Maine

Cc. file