



Planning &amp; Urban Development Department

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

March 2, 2016

First Title Insurance Company  
National Commercial Services  
1660 W. 2<sup>nd</sup> Street, Suite 700  
Cleveland, OH 44113

Attn: Sandy Ham Sr. Commercial Escrow Assistant

RE: 2400 Congress Street – 236-A-003 &amp; 234-A-002, 235-B-002 &amp; 236-A-001 (the "Property") – I-M Industrial Zone

To Whom It May Concern:

The Property is located in the I-M Industrial Zone which allows for moderate impact industrial uses. The permitted uses for the zone are listed in § 14-247 of the Land Use Ordinance, Chapter 14 of the City Code (attached). The current use as manufacturing with some office space is a permitted use within the zone.

The original part of the building (200' x 220') was built in 1967 to manufacture small machine parts. Additions were added in 1973 (200' x 180'), 1978 (74' x 100'), 1984 (100' x 150'), 1986 (30,000 sf) and in 1994 (150' x 235') as well as a loading dock (80' x 80). The improvements that have been made to the Property over the years are in compliance with the dimensional requirements for the I-M Zone including the area, width and depth of the land, the setbacks of the structure from the property lines and the height of the structure. The site appears to have more than enough parking spaces to meet the parking requirement for the manufacturing and office use. The I-M Zone has no restrictions on the floor space area of a structure.

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 "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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