August 12, 2014

John Moncure, Esq.

Moncure & Barnicle

Attorneys At Law

P.O. Box 636

Brunswick, ME 04011

RE: 2282 Congress Street – 237-A-012 (the “Property”) – Conditional Contract Zone C-59

 Portland Property Holdings LLC

Dear Attorney Moncure,

I am in receipt of your request concerning the Property. The Property is being developed under the regulations developed by a mutual conditional contract rezoning #C-59. A copy of the C-59 zone is enclosed with this letter. Essentially the zone #C-59 is a modified I-M zone with additional allowable uses. The I-M dimensional requirements, other requirements and performance standards of the I-M zone must be met.

Currently, the development of the Property is being reviewed by the Planning division as an amendment – staff level III, #2014-138. There are some minor revisions that are expected to be shown on site plan prior to the final sign offs. It is foreseen that the required revisions can easily be met. Zoning is among the reviewers for the site plan. Again, it is foreseen that the required zoning changes can easily be met. At that time, the project will be satisfying all zoning requirements.

A building permit has not been applied for yet. It is expected that when a building permit is received in Inspection Services, and the plans match what was approved under the site plan review, there will be a very quick turnaround for a zoning approval. The construction plans, of course, must also be reviewed separately for Fire and Building Codes requirement.

I am not aware of any violations that would preclude this project to go forward as designed. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Sincerely,

Marge Schmuckal

Zoning Administrator

City of Portland, Maine