

# MONAGHAN LEAHY, LLP

ATTORNEYS AT LAW

THOMAS G. LEAHY  
KEVIN G. LIBBY  
CHRISTOPHER C. DINAN  
JOHN J. WALL, III  
KENNETH D. PIERCE  
CORNELIA S. FUCHS  
NICHOLAS R. LOUKES  
MATTHEW K. LIBBY

95 EXCHANGE STREET  
P.O. BOX 7046  
PORTLAND, MAINE  
04112-7046

THOMAS F. MONAGHAN  
RETIRED

TEL 207-774-3906  
FAX 207-774-3833

July 13, 2016

Ms. Ann Machado  
Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RECEIVED

JUL 14 2016

Dept. of Building Inspections  
City of Portland Maine

RE: 80 Pine Tree Industrial Parkway, Portland, Maine  
254-A-2

Dear Ms. Machado:

80 Pine Tree, LLC is refinancing its property located at ~~460 Riverside Street~~ <sup>80 Pine Tree Ind. Pkwy</sup> in the City of Portland, more particularly identified on Tax Map 254-A-2 ("Property"). The Property is categorized as Warehouse and Storage. We hereby request a zoning determination of this property for this refinance.

Enclosed herewith is our check in the amount of \$150.00 for the request for zoning determination for the above referenced property. Also enclosed is a sample of a formatted letter that we would prefer for the response.

Thank you for your assistance in this regard.

Regards,

Monaghan Leahy, LLP

  
Evelyn H. King, Paralegal

Enclosures (2)

Ann Machado  
Planning and Urban Development  
City of Portland  
389 Congress Street, Room 315  
Portland, Maine 04101

\_\_\_\_\_, 2016

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

Benjamin C. Geci, Sr. Vice President  
Camden National Bank  
Two Canal Plaza  
Portland, ME 04101

RE: 80 Pine Tree Industrial Parkway, Portland, Maine  
254-A-2

To Whom It May Concern:

In my capacity as an Inspector for the City of Portland, I hereby certify that the following is true:

1. The property above referenced is classified as \_\_\_\_\_ under the Portland Code.
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. There are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
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 the 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.
5. The current uses of the Property, warehouse and storage, comply with the current use regulations of the Portland Code.

Regards,

City of Portland  
Inspections Division Services

---

By Ann Machado