



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

March 29, 2017

Jon Huff
The Planning & Zoning Resource Company
1300 S. Meridian Ave., Suite 400
Oklahoma City, OK, 73108

RE: 122 Pine Tree Industrial Park, Portland, Maine CBL: 254-A-009 (the "Property")

To Whom It May Concern:

Regarding the Property at 122 Pine Tree Industrial Park in Portland Maine, I am providing the following information:

1. The Property is located in the I-M (Moderate Impact) Industrial Zone. There are no special, restrictive or overlay districts associated with the Property.
2. I understand that the intended use of the Property is sales, rentals, storage (both outdoor and indoor), warehousing, and maintenance and repair of construction machinery, tools, equipment and contractor supplies, and for offices in connection with the tenant's business. Under section 14-247 (Permitted uses) of the City of Portland Code of Ordinances, warehousing and distribution facilities including outdoor storage, repair services, and offices are all allowed. Under section 14-249 (Prohibited uses) retail sales and rentals are not permitted unless they are ancillary to the permitted uses. To the extent that the Property's uses change or do not meet the requirements for the uses described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property is not part of a Planned Development.
5. The Property received major site plan approval for a subdivision of 7 lots in 1986. The permit and Planning Board letter are attached.
6. The Property has certificates of occupancy on file. Copies are attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'ABL', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
amachado@portlandmaine.gov