

Planning & Urban Development
Portland, Maine
(207) 874-8709

>>> "Gail A. Sanborn" <GAS@mpmlaw.com> 6/2/2015 9:10 AM >>>

Dear Ann:

The property is at 65 Warren Avenue not 127 Marginal Way. 127 Marginal Way is their old mailing address.

My apologies.

Gail

Gail A. Sanborn
Real Estate Paralegal
Email: gsanborn@mpmlaw.com
Murray, Plumb & Murray
P.O. Box 9785
Portland, ME 04104-5085
Tel: (207) 773-5651
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65-91 Warren
292-D-14
property - B u! R-3
RECEIVED
JUN - 2 2015
Dept. of Building Inspections
City of Portland Maine

From: Gail A. Sanborn
Sent: Tuesday, June 02, 2015 9:01 AM
To: amachado@portlandmaine.gov
Cc: Drew A. Anderson
Subject: Request for Zoning Determination Letter

Good morning Ann:

We would like to request a Zoning Determination Letter for property owned by Evolution Portland Properties LLC at ~~127 Marginal Way~~ *65 Warren Ave* - Tax Map 292-D-14.

Attached is a copy of letter done previously for us for a format.

Please let us know whether we need to pay the \$150 up front or when we receive it.

Please also let us know if you need any further information. I assume it will take about 10 days to complete this determination.

Thank you for your assistance.

Gail

Gail A. Sanborn
Real Estate Paralegal
Email: gsanborn@mpmlaw.com
Murray, Plumb & Murray
P.O. Box 9785



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 8, 2014

TO: Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

50 Portland Pier, LLC
c/o DiMillos Marina
2 Long Wharf
Portland, ME 04101

RE: 60 Portland Pier, LLC – Purchase of 60 Portland Pier, Portland, Maine – 30-B-4 & 30-H-5 & 21- (the “Property”) – WCZ Waterfront Central Zone – Zoning Determination Letter

Dear Sir or Madam:

The undersigned hereby certifies with respect to the above-referenced Property to be purchased by 60 Portland Pier, LLC and described as Tax Map 30, Chart B Lot 4 and Map 30 Chart H Lots 5 and 21:

1. Zoning District: Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the “Code”), the Property is located in the WCZ, Waterfront Central Zone (the “Zoning District”) as set forth in Division 18, WATERFRONT CENTRAL ZONE, §§ 14-305 thru 14-317 of Article III, Zoning §§ 14-46 –14-490 (the “Zoning Ordinance”) under Chapter 14, Land Use (the “Land Use Ordinance”) of the Code.
2. Permitted Use: The current use(s) of the Property by Owner is a lobster processing plant on the 1st floor with a 2nd floor office and primary owner residence of the marine related business (the “Use”). The lobster processing plant on the 1st floor and the 2nd floor office are permitted uses under the Zoning District. The 2nd floor residence is limited to the primary owner of the marine related business and is currently an approved conditional use in the Zoning District. It is further noted that the residential use is not transferable to friends, family, or anyone other than the primary business owner. No such residential space shall be leased out by or allowed to be used for occupancy other than the primary owner of the marine related business.
3. Code Enforcement: There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances or regulations except as follows:

<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> UNRESOLVED VIOLATIONS EXIST
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4. Permits and Approvals: With respect to the Use of the Property, the following permits and approvals are required with the status of each indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:

Permits and Approvals – Required [X] or Not Applicable [N/A]

- | | |
|---|---------------------------------|
| (a) <input checked="" type="checkbox"/> [] | Building Permit |
| (b) <input checked="" type="checkbox"/> [] | Conditional Use Approval |
| (c) <input checked="" type="checkbox"/> [] | Site Plan Approval |
| (d) [] [N/A] | Subdivision Approval |



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

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- (e) [] [N/A] **Condominium Conversion Permit**
- (f) [X] [] **Certificate of Occupancy**
- (g) [X] [] **Change of Use Permit**
- (h) [] [N/A] **Other: _____**

Dated this 8th day of October, 2014

By: Marge Schmuckal
(signature)

Name: Marge Schmuckal
Title: Zoning Administrator
City of Portland, Maine
Planning & Urban Development Department
Inspections Division
(207) 874-8695