



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

April 27, 2015

Agree Limited Partnership, its successors and/or assigns

Re: 513 Warren Avenue – BJ's Wholesale Club – 304-B-033 & 314-B-007 – (the "Property")- B-4 Commercial Corridor Zone.

To Whom It May Concern:

This office is responsible for the administration of the zoning ordinance for the City of Portland, Maine within which the above-reference Property is located. I write to confirm the following:

1. The Property is presently zoned B-4 Commercial Corridor Zone under the City's building, zoning land use and development laws and ordinances (the "Zoning Ordinance"). I have no knowledge of any proposed or requested change to the present zoning of the Property.
2. The present zoning classification of the Property permits the current use a retail/wholesale outlet with a self-service gasoline station.
3. The Property presently complies with the applicable provisions of the Zoning Ordinance and the site plan for the Property approved by the City, including setback, parking, and lot size. There are no density requirements in the B-4 Zone.
4. All necessary licenses and permits from the City in order to lawfully occupy and conduct the business on the Property have been obtained and are currently in force. More specifically, all Certificates of Occupancy required for the Property have been issued. Additionally, there are no special permits, conditions or variances that are applicable to the use and operation of the Property.
5. When the site plan and building permit were approved in 1991 to develop the site as a retail/wholesale outlet the parking requirement was being met. The property complies with the parking requirements of the City.
6. A search of the City's records does not disclose any pending, unresolved complaints, citations or administrative actions involving a violation of the Zoning Ordinance or the City's laws or ordinances dealing with building, exterior maintenance, zoning, fire, health or safety.
7. There are no outstanding fees in relation to this property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709