

RECEIVED

April 8, 2015

APR 17 2015

Ann Machado
389 Congress Street
Room 315
Portland, ME 04101

Dept. of Building Inspections
City of Portland Maine

304 - B-33

B-4

Zoning Determination Letter – 513 Warren Ave, Portland, ME (BJ's Wholesale Club)

Ann,

Please find enclosed check for \$150. I've emailed you a letter template for your use, if you find acceptable. If you have any questions, please reach out to me directly.

Thank you for your assistance with this matter.

Sincerely,



Josh Bratton
Project Manager
Agree Realty Corporation
248-419-6333
Josh@agreerealty.com

Ann Machado - Zoning Determination Request - 513 Warren Ave, Portland, ME

From: Josh Bratton <Josh@agreerealty.com>
To: "Amachado@portlandmaine.gov" <Amachado@portlandmaine.gov>
Date: 4/8/2015 1:37 PM
Subject: Zoning Determination Request - 513 Warren Ave, Portland, ME
CC: "ldobson@portlandmain.gov" <ldobson@portlandmain.gov>
Attachments: [Deal] Zoning Letter.doc

Ann,

Lannie referred me to you regarding the above referenced request. This is a BJ's Wholesale Club. I've mailed out a check for \$150 today. Once received, you can scan and email me the letter. Please use attached template, if acceptable.

Let me know if you have any questions. Thank you.

Josh Bratton
Project Manager
AGREE REALTY CORPORATION
T: 248.419.6333 | M: 248.805.3368
E: Josh@agreerealty.com

www.agreerealty.com | NYSE: ADC
DEVELOP | ACQUIRE | PARTNER

[Letterhead]

[Date]

Agree Limited Partnership, its successors and/or assigns

Re: [Property Address]

To whom it may concern:

This office is responsible for the administration of the building and zoning ordinances for the [municipality name] within which the above-referenced Property is located. We write to confirm to you the following:

1. The Property is presently zoned _____ under the City's building, zoning land use and development laws and ordinances (the "Zoning Ordinance"). We 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
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, lot size and density requirements.
4. All licenses and permits from the City necessary 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, except _____.
5. A total of _____ parking spaces are required for the Property. 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.

[Your Name, Office and Signature]

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No:	0000-2179	Applicant:	BJ/PORTLAND LIMITED PARTNE
Project Name:	513 WARREN AVE REAR	Location:	513 WARREN AVE REAR
CBL:	304 B033002	Application Type:	Determination Letter
Invoice Date:	04/17/2015		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 304 B033002
Bill To: BJ/PORTLAND LIMITED PARTNER
 25 RESEARCH DR
 WESTBOROUGH, MA 01581

Application No: 0000-2179
Invoice Date: 04/17/2015
Invoice No: 48834
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>
[Click Here to Pay On Line](#)