



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

*Ann Machado, Zoning Administrator*

July 25, 2016

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Re: 442-460 Riverside Street, Portland, Maine  
CBL 320-A-005 & 321-A-010

To Whom It May Concern:

I am in receipt of your office's July 13, 2016 request for a zoning determination regarding the above-captioned property (the "Property"). This letter will address each of your questions:

- The Property is located in the City's I-M Zone (moderate impact industrial zone);
- The current lawful use of the Property is as a multi-tenant warehouse, showroom and office space, all of which are permitted in the IM Zone under Section 14-247 of the City of Portland Code of Ordinances;
- A review of the City's records does not reveal any pending or threatened violations of the City's Land Use Code or other provisions of the Code of Ordinances;
- A building permit (#86-00668) was issued in 1986 to "construct one story building, metal with one masonry façade 120'4" by 220' to be used for tenant offices and warehouse". The certificate of occupancy was issued for this permit on 10/27/86 for warehouse and offices. I have attached subsequent building permits and certificates of occupancy. According to these permits and certificates of occupancy, the building and land comprising the Property were found to be in accordance with the zoning ordinances applicable at the time. To the extent that the Property is currently nonconforming with respect to any currently applicable zoning, it is not required to comply with current dimensional and parking requirements so long as there is not a change of use or an expansion of the building. If there is a change of use or expansion, the changes would have to conform to the present ordinance.

Portland, Maine



Yes. Life's good here.

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I trust this sufficiently answers your questions. If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', is written over a horizontal line.

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