



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

*Ann Machado, Zoning Administrator*

August 5, 2016

Ms. Debbie Cannon  
National Zoning Consultants  
117 Frantom Lane  
West Monroe, LA 71291

Re: 1349 Forest Avenue, Portland, ME – CBL 341-A-001

Dear Ms. Cannon:

I am in receipt of your July 11, 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 R-5 Residential Zone.
- I understand that the Property's current use is 136 dwelling units within eleven separate buildings and one building that houses the office. The use as multi-family dwellings is a permitted use in the zone. To the extent that the Property's use changes or does not meet the requirements of the use described, this determination is not valid.
- 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. I cannot speak to any fire code violations since it is a separate department.
- To the best of my knowledge there were no special site plans or variances issued.
- Copies of the relevant site plans, building permits, and certificates of occupancy are attached. The zoning code is located in Chapter 14 of the City's Code and is accessible online.
- As noted above, the number of approved dwelling units at this property is 136. The City is not aware of any illegally built units. However, should it discover any units constructed unlawfully, the City reserves its right to take enforcement action.

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.

Portland, Maine



Yes. Life's good here.

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

Very truly yours,

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

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
207. 874.8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)