



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

Ann Machado, Zoning Administrator

February 17, 2017

Howard Zoning Associates, LLC
19045 North Rockwell Avenue
Edmond, OK 73012
Attn: Bonita Knight

RE: 340 Allen Avenue, Portland, Maine; CBL: 344-E-008 (the "Property")

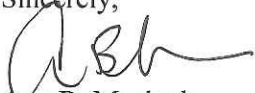
To Whom It May Concern:

Regarding the Property at 340 Allen Avenue in Portland Maine, I am providing the following information:

1. The Property is located in the B-2 Community Business Zone. The zones abutting the Property are the B-2 Community Business Zone, the R-P Residence Professional Zone and the R-5 Residential Zone. None of these zones impact the development setbacks except for the location of the drive-through in relation to the residential zone.
2. Based on building permits and a certificate of occupancy, I understand that the Property's current use is retail with a pharmacy and a drive through. Under Sections 14-182 and 14-183 of the City's Land Use Code, the use is permitted in the current zone. To the extent that the Property's use changes or does not meet the requirements for the use described, this determination is not valid.
3. The Property did undergo site plan review and approval. A copy of the approval is attached.
4. 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.
5. The Property does have a certificate of occupancy on file. A copy is attached.
6. This site has not been approved as a Planned Unit Development.
7. The front setback of the building on the Property was addressed in an Interpretation Appeal by the Zoning Board of Appeals on July 17, 2008 which permitted a front setback of 134 feet. A copy of the Zoning Board of Appeals' decision is attached.
8. The site plan was approved on January 13, 2009. The certificate of occupancy was issued on April 22, 2010. If the ordinance has changed since that time, what was approved under these documents would be considered legally nonconforming.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'ABM', with a long horizontal flourish extending to the right.

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