January 12, 2017

Via Email: bonita.knight.84@gmail.com

Howard Zoning Associates, LLC

Attn: Bonita Knight

19045 North Rockwell Avenue

Edmond, OK 73012

RE: 340 Allen Avenue, Portland, Maine address; 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 zone.
2. Based on building permits and certificates of occupancy, I understand that the Property’s current use is as a retail and personal services establishment (namely, a Walgreen’s store and pharmacy). Under Section 14-182 of the City’s Land Use Code, that use is a permitted use in its 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 that 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/does not] have a certificate of occupancy [a copy of which is attached (if existing CO)].
6. The Property does not have an outstanding building permit or any pending applications.
7. This site has not been approved as a Planned Unit Development.
8. The setbacks of buildings on the Property were addressed in an interpretation appeal which permitted a front setback of 134 feet such that that setback distance is lawful. A copy of the Zoning Board of Appeals’ decision and other materials is attached.
9. The City’s zoning map is available online at <http://click.portlandmaine.gov/gisportal/>. Zones abutting the property can be viewed there.

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,

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

amachado@portlandmaine.gov