



April 26, 2016
Job No.: 15105

RECEIVED

MAY - 6 2016

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland
389 Congress Street
Portland, Maine 04101

Dept. of Building Inspections
City of Portland Maine

Re: 235 Presumpscot Street 421-A-005
Portland, Maine
Request for Letter of Zoning Determination

Dear Ms. Machado,

On behalf of the property owner and our client, Cooper Properties, Inc., and per earlier discussion, we request a determination by the city regarding use of the above-referenced property. Incorporated herein by reference is the letter submitted under separate cover dated March 8, 2016 containing detailed information about the facility and the proposed use. To briefly summarize, the future tenant, Napa Auto Parts, wishes to have a small retail component in its warehousing and distribution facility which is relocating to the above address. This request is for affirmation that the retail use as proposed is ancillary to the principal use as defined in the city code and therefore is an approved use. Included herein is a sample for your consideration to use as a guide for your letter, plus the required fee in the amount of \$150 payable to City of Portland.

Please let me know if you have questions or require anything further at this time.

Sincerely,
SMRT Architects and Engineers

Mark G. Johnson, ASLA
Senior Landscape Architect
Maine Registered Landscape Architect

144 Fore Street
Portland, ME 04101
P 207.772.3846 f 207.772.1070 email: mjohnson@smrtinc.com

Date

Mr. Joe Cooper
Cooper Properties, Inc.
P.O. Box 491
Portland, Maine 04101

Re: Zoning Confirmation for NAPA Auto Parts at 235 Presumpscot Street

Dear Mr. Cooper:

The City of Portland Zoning Department has reviewed your request on behalf of your tenant, NAPA Auto Parts, to include a portion of retail space (2,085 s.f.) within their 7,120 s.f. lease. The primary use will be warehousing and distribution of auto parts to other end-users. The zoning for 235 Presumpscot Street is IM – Industrial Moderate Impact Zone.

The retail space is approved as an Ancillary use within the IM zone and is in conformance with the Ordinance.

Sincerely,
City of Portland Zoning

[Signature Here]

Name Placeholder
Title Placeholder