

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

June 15, 2016

Bangor Savings Bank
P.O. Box 930
Bangor, Maine

Re: 44 Myrtle Street – CBL 026-H-005 (the “Property”)

To Whom It May Concern:

I am in receipt of your request for a zoning determination concerning the above-captioned property. Specifically, you have asked for a determination as to permissible uses within the zone, whether the property is in compliance with existing zoning; and whether there are any pending land use violations.

After a review of the City’s records relating to 44 Myrtle Street, I can confirm the following:

Part of the Property is located in the B-2 Community Business Zone and part of it is located in the R-6 Residential Zone with a R-7 Compact Urban Residential Overlay Zone over the entire Property. In the B-2 Zone, under section 14-182 of the City of Portland’s Land Use Code, attached single-family and two-family dwelling units are permitted uses as are multi-family dwellings. Multifamily dwelling are also a permitted use in the R-6 Zone under section 14-136 and in the R-7 Overlay Zone under section 14-142. A “multi-family dwelling” is defined to mean: “A building or portion thereof containing three (3) or more dwelling units.” Land Use Code at Section 14-47.

In researching the City’s records, the only building permits on file were from the 1930s. Both of these permits listed the use of the building as a six family building. When our files do not contain more recent building permits we look at the assessor’s record from the early 1950s to determine the use of the building when the current zoning ordinance went into effect on June 5, 1957. The pre-1957 assessor’s card lists the use of the building as nine apartments, so that is the legal use of the building, and is therefore a permitted use in the zone. A review of the City’s files does not reveal any pending or threatened land use violations as of the date of this letter.

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,

Ann B. Machado
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