

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

December 1, 2000

Vin Connolly
C/o Advantage Development Group, LLC
585 Forest Avenue
Portland, Maine 04101

RE: 164 Pearl Street - 26-L-004 - R-6 zone

Dear Mr. Connolly,

I have determined that the existing three (3) dwelling units located in the property at 164 Pearl Street are legally nonconforming. The conversion of these dwelling units to condominium units are a matter of ownership and are not considered a use change. I do not foresee any potential zoning issues concerning this potential change.

A condominium conversion does require a permit application. One of the City's prime concerns reviewing this type of conversion is related to existing tenants and the rights that they maintain under this provision. However, you have stated that the premises are, or will be vacant at the time of your purchase. Therefore, the tenant's rights issue is a moot point.

There are also other concerns regarding a condominium conversion. You have stated in your letter that you intend to make extensive renovations to this structure at this time. This structure would need to be brought up to the City's Building and Fire Codes.

Please note that this letter does not substitute for any required building permits or their approvals from our department. You would still be required to apply for any necessary permits under the City's Ordinances. If you have any questions regarding this matter, please don't hesitate to call.

Very truly yours,

Marge Schmuckal
Zoning Administrator