



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

May 9, 2008

Rudy Ferrante  
223A Cumberland Avenue  
Portland, ME 04101

RE: 363 Cumberland Avenue – 033 J018 – B-3 – illegal dwelling unit

Dear Mr. Ferrante,

It has come to the attention of our office that you have an illegal dwelling unit in your building located at 363 Cumberland Avenue. In researching our files, the most recent building permit I found was from 1999 (#99-0779). This permit established the use of the building as four dwelling units. When Suzanne Hunt inspected the building on May 7, 2008, she found that a dwelling unit had been added in the basement, so there are now five dwelling units in the building. Since the legal use of the building is four dwelling units, the fifth unit is illegal.

You have thirty days to bring your building into compliance. You must either remove the illegal unit or apply for a change of use to change the number of dwelling units from four to five units. Your building is located in the B-3 zone. Under section 14-217(a)(1)(a) multifamily dwellings are allowed in the zone. As long as you can meet the underlying zone requirements for the B-3 zone and meet the life safety code and housing code you can apply to change the use of the building to five units. You have thirty days to apply for the change of use application or remove the unit.

Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709