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August 14, 2014

City of Portland  
389 Congress Street  
Portland, ME 04101

Re: 287-289 State Street, 36-D-2

Dear Sirs and Madams:

I am submitting a brief cover letter in connection with the application of Michal Baldwin for the Legalization of Nonconforming Dwelling Units.

The 1950's assessor card shows four units. In 1963, a variance (from parking) was granted allowing one side (287 and 289 State are sometimes considered as a duplex) to be converted to seven lodging units from the existing two dwelling units (with two dwelling units to remain in the other half of the duplex), with a restriction that no occupied units were allowed on the third floor.

In February 1982, inspection records show that an inspection was conducted for the then owners, the Dows. I am attaching the summary page which shows six units in existence at that time. There were six additional pages to that report, one for each unit, clearly showing six units, with two units being located on each floor of this three story duplex.

The current owner, Michael Baldwin, acquired the property per deed dated September 24, 1982 (seven months after the above inspection report) so clearly, he is not the one who created the units.

There was further information in the file to support six units prior to 1995, for example, an electrical permit was issued in 1985 to install six electrical meters. There is no house meter.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t  
Enclosures  
Cc: Michael Baldwin