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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

March 26, 2010

Robert Larkin
2 Cottage Road
South Portland, ME 04106

Re: 76 Portland Street – 036 I022 – B-2b – illegal dwelling units

Dear Mr. Larkin,

An inspection at your property at 76 Portland Street on March 22, 2010, determined that you have two illegal dwelling units at your property, and the hair salon is also not legal. Our records show that the legal use for the property is retail space, office space and five dwelling units (permit #90-2167). The inspector found the building being used as a retail space, a hair salon and seven dwelling units. You need to bring your property into compliance.

76 Portland Street is located in the B-2b Community Business Zone. Section 14-182(a)(1) states that any residential use that is permitted in the residential zone abutting the lot is permitted in this zone. The abutting residential zone is R-6 which does allow multifamily buildings. If you can meet the requirements of the R-6 residential zone, then you can apply for a building permit to change the use of the property to add the two dwelling units for a total of seven dwelling units. A hair salon is considered a personal service which is a permitted use in the B-2b zone [14-182(b)(2)]. You also need to apply for a change of use permit to make the hair salon a legal use.

You have thirty days from the date of this letter to bring the property into compliance. You need to either apply for a change of use permit to add the hair salon and two dwelling units to the legal use if you can meet the zoning requirements or you need to remove the two illegal units and the beauty salon.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

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

Cc. file