

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

April 10, 2015

East Danforth, LLC  
c/o Leete & Lemieux, P.A.  
100 Middle Street  
95 Exchange Street, 4<sup>th</sup> Floor  
Portland, ME 04104

Hawley Strait, Esq.  
Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Re: 77-79 Danforth Street – 040-A-017 – the “Property” - R-6 Residential Zone

To Whom It May Concern:

The property is located within a R-6 Residential Zone. It is not located within a Historic Overlay Zone. There are two buildings located on the Property. The most recent building permit that we have on file for the front building is from 1948. It lists the use of the Property combined with 75 Danforth Street as sixteen families. The pre-1957 assessor’s card lists the use of the Property in 1951 as eight apartments. From these records, I have determined the use of the front building of the Property as eight dwelling units. I have determined the use of the rear building as a single family dwelling. Multi-family dwellings are a permitted use in the R-6 Residential Zone. The number of dwelling units on the lot exceed the land area per dwelling unit requirement [section 14-139(a)(2)], but since the existing units are permitted the existing use is legally nonconforming.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Acting Zoning Administrator  
City of Portland  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)