

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, 4th Floor
Portland, ME 04104

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

Re: 75 Danforth Street – 040-A-018 – 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. I have determined the legal use of the building is eight dwelling units. Multi-family dwellings are a permitted use in the R-6 Residential Zone. 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 "A B Machado".

Ann B. Machado
Acting Zoning Administrator
City of Portland
amachado@portlandmaine.gov
207.874.8709