

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

April 9, 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: 61-63 Danforth Street – 040-A-024 – 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 on the property. I have determined that the legal use of the front building on the Property is five dwelling units. I have determined that the legal use of the rear building of the Property is three dwelling units. 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  
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