



Ann Machado <amachado@portlandmaine.gov>

14 Pleasant St - 2017-00152

1 message

Ann Machado <amachado@portlandmaine.gov>

Tue, Feb 14, 2017 at 2:27 PM

To: carlo giobbi <cgiobbi@gmail.com>

Carlo -

I have finished my initial zoning review and at this time I cannot sign off on your change of use permit.

The last permit on file for the first floor of the building was permit 98-1189 which changed the use of the entire first floor to retail. The certificate of occupancy stating this use was issued on November 2, 1998. You cannot have a home occupation in a commercial space. A home occupation by definition has to be located within a dwelling unit.

You have two options.

1. The property is located in the B-3 zone. This zone allows for a hair salon (personal service). You can apply for a change of use to convert half of the first floor to a hair salon and leave the other half vacant. As a change of use in the B-3 zone, you do not need to show any parking for the hair salon.
2. You need to change the use of the entire first floor to be part of the dwelling unit that exists in the rest of the building and then part of the first floor could be a home occupation if you meet the criteria of section 14-410.

Please let me know which option you would like to pursue.

Ann

Ann Machado
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