



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

February 10, 2015

Steve Hilton
Camp LLC
19 Ole Ironside Lane
Scarborough, ME 04074

Re: 86-88 Danforth Street - 044-A-021 – R-6 Residential Zone with a C27 Contract Zone for the Laundromat

Dear Mr. Hilton,

During our telephone conversation on January 16, 2015 we talked briefly about the illegal dwelling units at 86 Danforth Street. This letter is a follow up to that conversation.

It is my understanding from a couple of conversations that we have had and from previous building inspections at the property, that there are currently eight residential units in the building. The most recent building permit that we have on file that lists the number of dwelling units in the building is from 1963 (#63/0250). This permit lists the use as five dwelling units, so this is the legal use of the building. The current use as eight dwelling units is not legal. You need to bring your property into compliance.

86 Danforth Street is located in the R-6 residential zone. Multi-family dwellings are allowed in this zone, but they have to meet the criteria of the R-6 zone. Section 14-139(a)(2)(a) gives the minimum land area per dwelling unit requirement as one thousand (1,000) square feet per unit. The lot is 4015 square feet. You do not have enough land to apply for a building permit to change the use from five units to eight units.

There is an application to legalize existing nonconforming dwelling units. Section 14-391 outlines the process and criteria for the application. I have included the application which includes the section of the ordinance. This application can also be found online on the City website under the Planning and Urban Development Department

You have thirty days from the date of this letter to bring your property into compliance. You need to either submit the Application for Legalization of Nonconforming Dwelling Units or remove three dwelling units to bring the property into compliance. If we have not received the application within thirty days we will schedule an inspection to confirm that the three units have been removed.

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

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

Yours truly,

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

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709

Cc. file