



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

December 19, 2016

Melissa Nickerson-Pratt
Keller Williams Realty – The Hatcher Group
6 Deering Street
Portland, ME 04101

RE: 137 Spring Street, Portland, Maine CBL: 045-A-011 (the “Property”)

Dear Ms. Nickerson-Pratt:

Regarding the property at 137 Spring Street in Portland Maine, I am providing the following information:

1. The Property is located in the City’s R-6 Residential Zone as well as in an Historic District Overlay Zone.
2. Based on building permits and certificates of occupancy (attached), I understand that the Property’s current use is seven residential condominiums. Under section 14-136, Chapter 14 of the Portland City Code of Ordinances, multi-family dwellings are a permitted use in its current zone. To the extent that the Property’s use changes or does not meet the requirements for the use described, this determination is not valid.
3. The current use of the structure located on the Property is legally non-conforming insofar as it does not meet the current requirements for minimum lot area per dwelling unit outlined in section 14-139 of Chapter 14. Under section 14-385, in the event a nonconforming structure is destroyed by fire, explosion, flood, accident of any kind or decay, it may be restored or rebuilt, subject to the requirements outlined in that section. Section 14-387 of Chapter 14 addresses regulations regarding the continuance of a legally nonconforming use. I have attached copies of both sections.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709

amachado@portlandmaine.gov