



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

*Ann Machado, Zoning Administrator*

April 14, 2017

Attn: Sec. Julian Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street S.W.  
Washington, D.C. 20410

RE: 145 Spring Street, Portland, Maine CBL: 045-A-015(the "Property")

To Whom It May Concern:

Regarding the property at 145 Spring Street in Portland Maine, I am providing the following information:

1. The Property is located in the R-6 residential zone.
2. Based on our records, I understand that the Property's current use is a 3 building, 21-unit multifamily residential property. Under section 14-136 of the City of Portland Code of Ordinances, multi-family dwellings are a permitted use in the 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. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. To the best of my knowledge this property is not pending a change of zoning at this time.
5. You have inquired whether the Property can be reconstructed as is if destroyed. Under the City's Code of Ordinances, conforming structures that are destroyed may be replaced by a conforming structure, subject to necessary permit approvals. Structures that are nonconforming may also be replaced in the event of destruction by fire, flood, explosion, etc., pursuant to the provisions of Section 14-385, a copy of which is attached.
6. A certificate of occupancy is on file. A copy is attached.
7. The Zoning Board of Appeals granted a "Dwelling Unit Conversion Variance" on 8/30/1979 to renovate the existing buildings into a 21 unit apartment complex. A copy of the agenda and a letter from the Building Inspector Supervisor are attached.

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,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
207. 874.8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)