



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

June 17, 2015

Ladder Capital Finance, LLC and Bricklight Properties, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 30-32 Deering Street – Tax Map 046-C-001 & 002 (the "Property") – R-6 Residential Zone with a Historic Overlay District

To Whom It May Concern:

The current use of the Property is eighteen residential dwelling units. This use is not in compliance with what our records show as the legal use. According to our records, the legal use of the Property is a five-unit apartment building and doctors' offices. The current owner, Thomas Reed House, LLC, has applied for a permit (#2015-01252) under section 14-391 of the ordinance to legalize the thirteen nonconforming dwelling units to make the current use of the building as eighteen dwelling units legal.

Under section 14-391, for the permit and the certificate of occupancy to be issued to make the legal use eighteen dwelling units, the building has to comply with the City of Portland's Housing Code and the NFPA Life Safety Code - Fire Prevention Code. Code Enforcement Officer George Froehlich and Captain Petrucci from Fire Prevention inspected the Property on June 11, 2015. Both of them have generated a list of Housing Code and Life Safety Code issues that exist and must be corrected before the permit and certificate of occupancy can be issued. These lists are attached. Once all of these issues are corrected, the certificate of occupancy will be issued, and the legal use of the building will be eighteen residential dwelling units.

Please feel free to contact me if you have any questions.

Yours truly,

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

Ann B. Machado

Zoning Administrator

Planning and Urban Development Department

City of Portland Maine

207.874.8709