



Planning &amp; Urban Development Department

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

May 19, 2015

Zoning Info, Inc.  
3555 N. W. 58<sup>th</sup> Street, Suite 505  
Oklahoma City, OK 73112

Attn: Macey Bishop

Re: 30-32 Deering Street – 046-C-001 & 0002 – “the Property” – R-6 Residential Zone with an Historic Overlay Zone

To Whom It May Concern:

30-32 Pine Street is located in the R-6 Residential Zone with a Historic Overlay Zone. The abutting zone on all four sides of the Property is the R-6 Residential Zone. The Historic Overlay Zone also abuts the Property on all sides.

The current legal use of the property is doctor's offices and five apartments. The residential uses are a permitted use and the doctor's offices are a conditional use in the R-6 Residential zone. I did not find any certificates of occupancy on file. The most current building permit in our file is for a change of use dated June 1953. The approved change of use in 1953 was from doctors' offices and three apartments to doctors' offices and four apartments. There were no more recent permits that denoted approved uses since 1953. The 1955 Portland Street Directory which outlines uses, both commercial and residential, shows the property to be doctors' offices and five apartments. The basis of the City of Portland's Zoning Ordinance begins in 1957. Since our files show no building permits after 1957 stating the use of the property I default to the most current use shown prior to 1957. Therefore based on the 1955 Portland Street Directory, the legal use of the Property is doctors' offices and five apartments. I have attached the permit and the page from the street directory. I could not find an original site plan approval in our records. To the best of my knowledge there were no variances or special permits issued for the Property.

I am not aware of any outstanding building or zoning violations on file for the Property.

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, Zoning Administrator*

Yours truly,

A handwritten signature in black ink, appearing to read "A. B. Machado", written over a horizontal line.

Ann B. Machado

Zoning Administrator

Planning and Urban Development Department

City of Portland

207.874.8709