



Ann Machado <amachado@portlandmaine.gov>

Unit 1 at 39 Deering St

Ann Machado <amachado@portlandmaine.gov>
To: 39deeringstreetllc@gmail.com
Cc: Gregory Gilbert <ggilbert@portlandmaine.gov>

Tue, Oct 25, 2016 at 11:25 AM

James -

The NOV for the illegal unit will be mailed today. The NOV lists the three options we discussed to bring the property into compliance. When we met on Friday we determined that you would not meet all the criteria for a professional office for Unit 1 because there is a professional office next door at 43 Deering Street.

You were going to take some time to think about your other options. If you decide to add another dwelling unit to the building for a total of five dwelling units, providing you meet the criteria of sections 14-139 & 14-140, you will need to apply for a change of use permit. Your other option is to make Unit 1 part of Unit 2. and have the use of the building stay as four dwelling units. To do this you would need to submit revised floor plans for permit #2016-02129. Both of these options will require revised floor plans to what has been submitted to date. I have asked Greg Gilbert not to review the revised plans you submitted for the permit until you decide how you are going to address Unit 1.

I did talk to my supervisor and he felt that since your tenant in the office is a tenant at will, that two months notice to vacate the office would be reasonable.

Please let me know if you have any questions.

Ann

Ann Machado
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