Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/09/16

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

June 8, 2015

Tom Watson
104 Grant Street
Portland, ME 04101

Re: 707 Congress Street - 047-C-029 – the "Property "- B-2b Community Business Zone with a Historic Overlay Zone

Dear Mr. Watson,

I am in receipt of your request for a determination of the legal use of the Property. It is located in the B-2b Community Business Zone with a Historic Overlay District. In checking our files, the two most recent building permits that I found (#08-1493 and #10-1133) list the use as offices and four residential dwelling units. Since these are the most recent permits on file, I have determined that this is the legal use of the property.

You also inquired whether a fifth dwelling unit could be added. Section 14-185 of the ordinance lists the dimensional requirements for the B-2b zone. The minimum lot area per dwelling unit for properties located on the peninsula is 435 square feet. According to the assessor's page, the lot is 3,200 square feet. Under these requirements a fifth dwelling unit could be added to the Property. To add a dwelling unit, you would need to apply for a change of use permit through the Inspections Division. Under zoning, you would need to add one off-street parking space for the new unit.

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

Yours truly,

Ann B. Machado
Zoning Administrator
City of Portland, Maine
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207.874.8709

Cc file