

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Lois Mandarelli
P.O. Box 3743
Portland, ME 04101

December 2, 1998

48-A-30
RE: 148-150 Park Ave. - 48-A-30 - R-6 Zone
252 State Street - 48-F-26 - R-6 Zone
243-245 High Street - 36-G-5 & 6 - R-6/B-2 Zone

Dear Mrs Mandarelli,

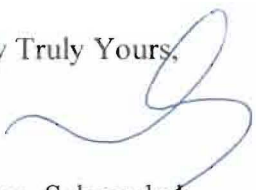
This letter is meant to reflect our discussions at our meeting with you today. It is our understanding that 148-150 Park Avenue is legally considered a 2 dwelling unit building. However, it currently is being used as a lodging house, or more accurately, as you stated, a "flop house". The City expects this illegal lodging use to be discontinued immediately. You stated that you would turn this building back into a 2 unit building and sell it as such.

252 State Street, zoning wise, is considered a single family. It too has been illegally used as a lodging house. You stated that you would vacate the building and revert it back to a single family dwelling.

243-245 High Street, zoning wise, is considered a 1 family dwelling with a shelter for retarded adults. Currently it is being used as a strait lodging house with an emphasis on clients from the Bureau of Mental Retardation (BMR). It is our understanding that the general renting out of rooms shall cease. The allowable use is the renting out to clients from BMR or similar agencies. There are 9 available rooms to rent out. There is a 10th room which may not be rented out since the egress is accessed thru it. You must meet all current Fire Codes and Building/Housing Codes before further renting. You agreed to possibly lessen the number of units down to 6 rooming units in order to meet the Fire Codes guidelines. Lt MacDougall will be contacting you with those requirements so that you can make final decisions on how to bring this building up to all applicable codes.

This office will be following up with you in order to insure compliance.

Very Truly Yours,


Marge Schmuckal;
Zoning Administrator

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