



Planning & Urban Development Department

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

November 17, 2015

Tom Watson
104 Grant Street
Portland, ME 04101

Re: 131-133 Sherman Street – 048-C-018 (the "Property")

To Whom It May Concern:

The Property is located within a R-6 Residential Zone. It is not located within a Historic Overlay Zone. I have determined that the current legal use of the Property is five dwelling units and a "neighborhood municipal center". Although the building was originally built as a six family dwelling (October 22, 1916), the most current permit we have on file from 1994 (#9400017) changed the use of one apartment to a Neighborhood Municipal Center. Since this is the most current permit, the legal use of the property is five dwelling units and a Neighborhood Municipal Center. The present use of the building as a six family dwelling is not legal.

The current owner, Intown Property Holdings, LLC, has applied for a permit (#2015-02624) to legalize the one nonconforming dwelling unit to make the legal use of the building six residential units. This permit is currently being reviewed. The Fire Department and a Code Enforcement Officer inspected the building on November 12, 2015. They found minor issues that need to be corrected before the certificate of occupancy can be issued. Once the certificate of occupancy is issued the legal use of the building will be six dwelling units which is a permitted use in the above-referenced Zone.

I am not aware of any pending or threatening violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

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

Ann B. Machado

Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709