



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

November 3, 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 from apartment to 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.

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", with a long horizontal flourish extending to the right.

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