Zoning Division
Marge Schmuckal
Zoning Administrator

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

CITY OF PORTLAND

R. G. Simonds Trust
C/O Gordon Simonds
104 West Street
 Portland, ME 04102

November 15, 2000

RE: 15 Crescent St., 053-F-006, R-6 requirements

Dear Gordon,

Please note that a recent inspection of your property at 15 Crescent Street showed that 11 dwelling units have been established at this location. Our files show that only one (1) dwelling unit and 5 lodging rooms are presently legal. There has been a change of use without the benefit of proper permits or approvals as required under section 14-463. Our Zoning Ordinance clearly defines the difference between a dwelling unit and a rooming/lodging units with in the definitions section 14-47.

It will be necessary to bring your building into compliance with the requirements of the Portland Zoning Ordinance. You have 30 days from the date of this letter in which to bring this building into compliance. You have several options. First, you may remove the illegal units, and show us plans through a permit application of how the floor plans have changed and the rooming units have been restored within the building. We shall require detailed floor plans with dimensions, egresses indicated, and specific room layouts.

Secondly, you have the right to appeal to the Zoning Board of appeals to request a variance to allow the eleven units. The R-6 zone requires 1,000 sq. ft. of land area per dwelling unit (section 14-139). Presently this land consists of 4,275 sq. ft. of land area. Please note that variance appeals are very difficult to have granted from the Zoning Board of Appeals. You have 30 days from the date of this letter in which to appeal. If you wish to exercise your right to appeal, please contact this office immediately for the required paperwork.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Neighborhood and Housing Services
        Mike Nugent, Neighborhood and Housing Services
        Jon Reed, Code Enforcement Officer
        Corporation Counsel
        File