

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

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

November 13, 2000

RE: 48 Bramhall Street – 054-D-004 - R-6 requirements

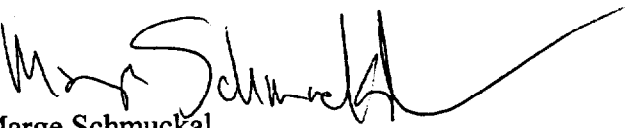
Dear Gordon,

Please note that a recent inspection of your property at 48 Bramhall Street showed that 10 dwelling units have been established at this location. Our files show that only three (3) dwelling units are presently legal. There has been a change of use without the benefit of proper permits or approvals as required under section 14-463.

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 illegal units have been incorporated into the rest of 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 ten units. The R-6 zone requires 1,000 sq. ft. of land area per dwelling unit (section 14-139). Presently this land consists of 3,990 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