



Ann Machado <amachado@portlandmaine.gov>

764 Congress Street - Permit #2017-01429

1 message

Ann Machado <amachado@portlandmaine.gov>
To: "evan@bildarchitecture.com" <evan@bildarchitecture.com>

Fri, Sep 15, 2017 at 11:49 AM

Evan -

Just following up on our telephone conversation.

In my zoning review of the permit, I discovered that the existing number of dwelling units in the building does not match the legal use. There are currently eleven dwelling units but the legal use is ten dwelling units.

The property needs to be brought into compliance. The property is located in the B-2b zone. There is not enough land area per dwelling unit to apply for a change of use to go from ten dwelling units to eleven dwelling units (section 14-185). This leaves two options. The owner can either apply to legalize the nonconforming dwelling unit under section 14-391 of the City Code or remove one dwelling unit which entails removing the kitchen including all equipment and plumbing. I have attached the application to Legalize the Nonconforming Dwelling Unit. You have thirty days to apply for the permit or remove one unit. The permit for interior renovations is also on hold until this matter is resolved.

You have the right to appeal this decision pursuant to section 14-472 within thirty days from the date of this email. If you do not appeal, you may be barred from challenging my decision in the future. Please contact me for the necessary paperwork if you decide to file an appeal.

Feel free to contact me if you have any questions.

Ann

Ann Machado
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 **Legalization of a Nonconforming Dwelling Unit.pdf**
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