



Planning &amp; Urban Development Department

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

May 21, 2015

Zoning Info, Inc.  
3555 N. W. 58<sup>th</sup> Street, Suite 505  
Oklahoma City, OK 73112

Attn: Macey Bishop

Re: 129-137 Chadwick Street – 063-B-001 &amp; 002 – “the Property” – R-6 Residential Zone

To Whom It May Concern:

129-137 Chadwick Street is located in the R-6 Residential Zone. The zones that abut the Property are the R-6 Residential Zone, the R-4 Residential Zone and a contract zone – C-42.

The Property consists of two buildings both located in the R-6 Residential Zone. The current use of Building 1, Lot 063-B-001 is an apartment building with 18 residential units. Our records show a permit from 1957 to change the use of the building from a teaching unit for hospital to an 18 family apartment house. A certificate of occupancy was issued on 11/29/57 for 18 apartments with off street parking for 16 cars. This is the most recent permit and certificate of occupancy that states the use of this property; therefore I have determined that the current legal use of the Building 1 is eighteen dwelling units.

Building 2, Lot 063-B-002 is a mixed use building with professional offices on the first and second floors and 18 residential units on the third, fourth and fifth floors. Our records show certificates of occupancy from 8/7/1987 and 4/13/1995 stating that the use of the first floor is medical offices. Our records also show that the six original apartments on the second floor were converted to medical offices over a period of time from 1959 through 1960. A certificate of occupancy issued on 6/9/1959 showed apartments #21 and #22 becoming two suites of doctor's offices. A permit was issued in September of 1960 to change apartments 23, 24 and 25 to doctor's offices. Another permit was issued in October of 1960 for apartment 26 to be a doctor's office. Finally, permit #940027 which listed the use as “office and/18 apt. bldg” was issued in 1994 to install a fire alarm. Based on these records, I have determined that the legal use of Building 2 is professional offices on the first and second floors and eighteen dwelling units on the third through fifth floors.

I have attached permits, certificates of occupancy and appeals that apply to the Property. I could not find an original site plan approval in our records.

I am not aware of any outstanding building or zoning violations on file for the Property.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Zoning Administrator*

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", is written over the typed name.

Ann B. Machado

Zoning Administrator

Planning and Urban Development Department

City of Portland, Maine

207.874.8709