

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 19, 2016

Bangor Savings Bank
P.O. Box 930
Bangor, ME

Re: 113 Gilman Street - 065-E-003 (the "Property") – R-6 Residential Zone

To Whom It May Concern:

The Property is located within the R-6 Residential Zone. This zone allows for multi-family dwellings [§ 14-136(a)(2)]. Our file shows a building permit issued in 1927 to "erect 6 family tenement house of brick". This the only building permit on file. Since the current land use ordinance went into effect on June 5, 1957, I also checked the use listed on the assessor's card from the early 1950s. This card listed the use as six apartments. Based on my research, the legal use of the Property is six dwelling units. The dimensional requirements for the R-6 Residential zone are outlined in § 14-139. The land area per dwelling unit requirement is 725 square feet per dwelling unit which allows for a six dwelling units on the Property.

The structure was built before the current ordinance went into effect, so it is legally nonconforming as to any applicable land use and zoning requirements that do not meet the current ordinance. To the best of my knowledge there are no pending or threatened violations against this property.

Please feel free to contact me with any questions.

Yours truly,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207.874.8709
amachado@portlandmaine.gov

Cc file