

**Ann Machado** <amachado@portlandmaine.gov>

481 Danforth St

2 messages

Ann Machado <amachado@portlandmaine.gov>

Mon, Jun 20, 2016 at 1:56 PM

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc: Tyler Norod <tnn@portlandmaine.gov>

Paul -

Tyler Norod and I met this morning to review your concerns. After meeting, this is where I stand with my zoning determination.

481 Danforth St. is in the R-4 Residential Zone. There are no permitted uses in this zone that allow for transient guests. Airbnb rentals are for transient guests and therefore are not currently permitted in the R-4 zone. The Housing Committee of the City Council is starting to look at potential changes to City Code to address Airbnb and short term rentals as a use, but until the City Code is amended, the Zoning Division must enforce the existing ordinance. As my letter dated May 25, 2016 states, the "operation as an unauthorized transient rental" needs to cease. The apartments on the property should not be listed as available on the Airbnb website or any other similar website.

The May 25, 2106 letter gave the owner the option to appeal the decision within thirty days of the date of the letter. In order to pursue an appeal, our office must receive an appeal application by Friday, June 24, 2016 .

The legal use of the property is three dwelling units. As dwelling units, the apartments can be rented to "families" as defined in section 14-47 on a month to month basis.

If Mr. Thomas would like to pursue a zone change for the property to a zone that allows uses for transient guests, he must work with the Planning Division of the Planning Department. Meanwhile, while the property remains in the R-4 zone, use of the apartments as short term rentals to transient guests is not allowed.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

Paul Bulger <pbulger@jewellandbulger.com>

Mon, Jun 20, 2016 at 2:34 PM

To: Ann Machado <amachado@portlandmaine.gov>

Hello Ann,

Thank you for following up.

I will discuss the idea of an Interpretation Appeal with Mr. Thomas.

I will also initiate a discussion about a zone change with the Planning Department.

I appreciate your careful attention to my request for information.

Regards,

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

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From: Ann Machado [mailto:amachado@portlandmaine.gov]

Sent: Monday, June 20, 2016 1:57 PM

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc: Tyler Norod <ttn@portlandmaine.gov>

Subject: 481 Danforth St

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