

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

481 Danforth Street

1 message

Paul Bulger <pbulger@jewellandbulger.com>

Tue, Jun 14, 2016 at 3:34 PM

To: "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>

Cc: "resdesstudio@me.com" <resdesstudio@me.com>, KEN THOMAS <instill77@gmail.com>

Hello Anne,

I am following up my letter from yesterday, June 13, 2016 in which I requested a stay of enforcement of the Notice of Violation prepared by Mr. Norod. That request for stay was based on 3 essential points:

1. The property is occupied and the AirBnB operations at the property have not triggered complaints by neighbors;
2. Mr. Thomas has "title" under a leasehold and is not marketing the property as an STR opportunity to third parties; and
3. The marketing of the property cannot result in a sale until the litigation between the parties is completed next year when the city's policy is fully developed. Mr. Fedderson has now acknowledged as much.

As I noted, we have repeatedly requested that the property not be listed or marketed while Ken Thomas' claim has not been resolved by court order or in mediation or alternative dispute resolution. It is my understanding that the property is no longer being marketed. You can confirm this information with attorney Chris Pazar at Drummond & Drummond, 774-0317. Mr. Pazar represents Alex Fedderson the sole member owner of the 481 property.

I also wanted to amend some technical information in the background to my letter. The architect, Carol Morrisette, has pointed out that the building was a legal 2 unit with a third attic unit when the building was purchased. Ms. Morrisette assisted the owner with an application to legalize the 3d unit. I had incorrectly stated that the applicant/owner had "added a third unit". The distinction is important. Because I did not assist the Owner with that application, I misrepresented the purpose as "an addition of the third unit".

If you will, please call me at your convenience.

Regards,

Paul S. Bulger, Esq.

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