



Ann Machado <amachado@portlandmaine.gov>

RE: 481 Danforth St./ Zone Change Research

Paul Bulger <pbulger@jewellandbulger.com>
To: Ann Machado <amachado@portlandmaine.gov>

Fri, Jun 17, 2016 at 1:10 PM

Ann,

Thank you for responding.

I did some additional research on the B2B zone directly abutting the R-4 on the west end of Danforth Street. I know you know the location. The City owns the property directly east on the uphill side, ostensibly for drainage off the hill. The 481 is an orphan and does not relate well to the residential district in the West End where residences exist beautifully cheek by jowl. The area downhill on Danforth Street is "transitional" and geographically separated from the residential district and is right smack dab in the middle of a lot of pavement and marine commercial.

I am wondering if we could agree to a stay of enforcement if I apply for a zone change to add the property to B2B. The use of the property as a hostelry or Bed and Breakfast would then be allowed in the zone subject to appropriate licensing, following approval of the change. The application for a zone change would then be wending its way through workshop, readings, and public hearings while the City works out its policy now being considered by the Housing Committee. The only other property affected by the zone change is the next door neighbor who might seek to be added to the B2B zone as well. If not, the neighbor would write a letter of support for the 481 zone change. They are lovely people and big supporters.

The alternative is an Interpretation Appeal. It just seems to me that an IA will take us all down a political rabbit hole that will be counterproductive, possibly distracting, and expensive for both parties. If Ken Thomas does not achieve a change in zone then he has, at the very least, addressed the issue in a logical way as part of an evolving City Policy and what will be necessary changes in the Ordinance.

I appreciate the effort that you have devoted to this.

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

477 Congress Street, Suite 1104

Portland, Maine 04101

[207-774-6665](tel:207-774-6665)

Fax: [207-774-1626](tel:207-774-1626)

From: Ann Machado [mailto:amachado@portlandmaine.gov]
Sent: Friday, June 17, 2016 12:06 PM
To: Paul Bulger <pbulger@jewellandbulger.com>
Subject: 481 Danforth St.

Paul ,

I recieved your letter dated June 13, 2016,

Tyler is on vacation until Monday, June 20. I will meet with him when he gets back and then we will be in touch with you.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
[\(207\) 874-8709](tel:207-874-8709)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.