April 27, 2017

773 Congress, LLC

110 Marginal Way, Suite 292

Portland, ME 04101

Re: Permit #2016-03018 – 56 Douglass St, Portland, Maine – CBL 078-A-028 – R-5 Residential Zone

To Whom it May Concern:

On December 22, 2016 you or your representative submitted a permit application to legalize a dwelling unit at the above-referenced property, per the legalization process outlined in section 14-391 of the City’s Code. However, this office has determined that the application does not include competent evidence of eligibility for legalization per the requirements of section 14-391(c). Therefore, we have formally denied the permit as of the date of this letter.

You have the right to appeal the permit denial pursuant to section 14-472 within thirty days from the date of denial.  If you do not appeal, you may be barred from challenging the decision in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal, or if you have any questions.

Sincerely,

Christina Stacey

Zoning Specialist

(207) 874-8695

cstacey@portlandmaine.gov

cc: Nathaniel R. Huckel-Bauer, Esq.