

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 4, 2016

Brenda Sylvester
CHOM
One City Center, 4th Floor
Portland, ME 04101

Re: 548-550 St. John Street - 080-B-008 (the "Property") - R-5 Residential Zone

Dear Ms. Sylvester,

The property is located in the R-5 Residential Zone. Our records show a building permit (47-02387) issued in September 1947 "to construct 1 story frame apartment house 92' x 26' as per plans" for four families, and a certificate of occupancy issued May 6, 1948 for a "4-family apartment House". The most recent permit on file (78-0430) was issued "to make repairs after fire with no structural changes". The address on this permit was 548 St John Street and the work was for the left side "duplex" of the four unit building. Based on our records, the legal use of the building is four dwelling units.

The R-5 Residential zone allows for multi-family dwellings [section 14-1171(a)(2)] but there is a minimum land area per dwelling unit requirement of 6,000 square feet of land area per dwelling unit for a multi-family dwelling. Since the building was built before the current ordinance went into effect in June of 1957, the use of the Property as a four unit is legally nonconforming and the Property is legally nonconforming as to the other requirements of the current land use ordinance.

Please feel free to contact me with any questions.

Yours truly,

Ann B. Machado
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