



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

August 9, 2016

Ms. Debbie Cannon
National Zoning Consultants
117 Frantom Lane
West Monroe, LA 71291

Re: 7 Elizabeth Road, Portland, ME – CBL 080-I-001

Dear Ms. Cannon:

I am in receipt of your July 11, 2016 request for a zoning interpretation regarding the above-captioned property (the "Property"). This letter will address each of your questions:

- The Property is currently located in the City's R-5 Residential Zone. When the Property was developed in the 1940s it was located in the Residence D (RD) Zone.
- I understand from the certificate of occupancy or building permits that were issued for the property that a total of 80 dwelling units were approved. The City is not aware of any illegally built units. However, should it discover any units constructed unlawfully, the City reserves its right to take enforcement action. The use of the property for multi-family dwellings is a permitted use in the zone.
- To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the property meets all applicable laws, codes, rules and standards at this time. I cannot speak to any fire code violations since it is a separate department.
- To the best of my knowledge there were no special permits issued. Our records show two variances granted. These are attached.
- I have attached copies of certificates of occupancy, building permits and a site plan approval. The zoning code is located in Chapter 14 of the City's Code and is accessible online.

I trust this sufficiently answers your questions. If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department
Michael A. Russell, MS, Director

Very truly yours,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
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