

081-B-011

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May 5, 2004

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Use of Garage at 140 William Street

Dear Marge:

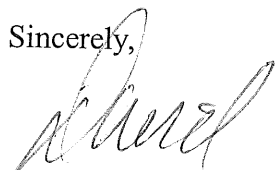
This will follow up on our telephone conference concerning the above.

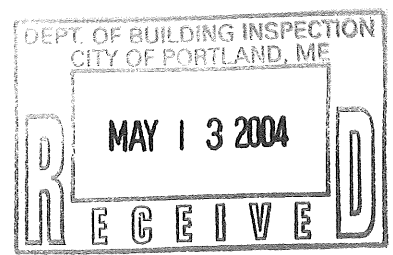
Please be advised that there will be no change of use of the garage structure at 140 William Street. Mr and Mrs. Hilse have abandoned the idea of using the garage structure as additional living space and will continue to maintain a second unit within the house.

The garage structure will be returned to its prior use as a garage and storage area. The new stairs will be removed and access to the loft will be made consistent with its storage use. Matt will use the ground floor for his motorcycle, other storage, and occasionally for his music practice and jam sessions with friends. I have confirmed that Matt Hilse is only an amateur musician, playing an unamplified acoustic guitar. As Mr. Hilse does not play professionally (nor sell his personal recordings), your concerns about a second home occupation, is addressed. As the music use will usually be Matt plucking his guitar, the noise is unlikely to disturb his neighbors.

The sink will be changed to a smaller bar sink and the large refrigerator removed, as you have directed. Matt will be working directly with Mike Nugent as to the removal of the stairs and other building code issues.

Please call me if find any questions.

Sincerely,

David A. Lourie



cc: Matt Hilse