

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Joe Wolzerton
c/o Colonial Mortgage Corp

August 11, 1999

RE: 217 Island Avenue, Peaks Island, 87-Y-23 & 24 - IR-2

Dear Mr. Wolzerton,

It is come to my attention that there may be some question as to the legal use of this property. There was a conditional use appeal granted on May 2, 1985. Technically what was granted was "an accessory dwelling unit within and clearly subordinate to a principal single family detached dwelling". I have included a copy of that section of the ordinance (sec. 14-145.9). Our paper work probably helps to confuse the issue because it refers to two dwelling units being approved. The appraiser is not wrong in calling this a 2 unit building. However, technically, what was approved was an accessory dwelling unit, as the attached describes.

I hope this helps to clarify the issue.

Very truly yours,

Marge Schmuckal
Zoning Administrator

File