



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

Ann Machado, Zoning Administrator

August 3, 2016

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

Re: 34 Dartmouth Street, Portland, ME – CBL 111-A-013

Dear Ms. Cannon:

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

- The Property is located in the City's R-6 Residential Zone and the Shoreland Overlay Zone. The current zoning ordinance went into effect on June 5, 1957. The Property was developed in 1944 under a previous ordinance. At that time it was located in the A zone which stands for Apartment house. At that time it was not considered a planned development.
- I understand that the Property's current use is 220 residential dwelling units and a rental office building. The use as multi-family dwellings is a permitted use in the current zone. To the extent that the Property's use changes or does not meet the requirements of the use described, this determination is not valid.
- To the best of my knowledge, there are no outstanding notices of violations or enforcement actions by the Permitting and Inspections Department regarding this property. 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 or variances issued. I have attached a site plan approval from 1996 to add parking and relocate the rental office building.
- Copies of the relevant building permits and certificates of occupancy are attached. The zoning code Chapter 14 of the City Code and is accessible online.
- As noted above, the number of approved dwelling units at this property is 220. The City is not aware of any illegally built units at this time.

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.

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
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