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March 7, 2016

Ms. Ann Machado
City of Portland Zoning Administrator
389 Congress Street
Portland, Maine 04101

RE: Change of Use - 451 Deering Avenue (125-G005-001 & 125 G005-002)

Dear Ann:

On behalf of my client, Thomas J. McAdam, the owner of both units of the 451 Deering Avenue Condominium, I am requesting a change of use permit from *residential condominium* use to *two-family dwelling* use for the above property. Under Zoning Ordinance Section 14-117(a)(1), permitted uses in the applicable R-5 Zoning District include "*single- and two-family dwellings*."

The proposed change of use involves only the termination of the existing condominium form of ownership and the reversion to ownership of a two-unit residential building. This will be achieved by recording an instrument executed by Mr. McAdam as owner of both condominium units revoking the condominium declaration, whereby Mr. McAdam will hold title directly to the entire property. The proposed change of use does not involve any construction or demolition to the building. Nor does it involve any change in the existing actual residential use of either of the two dwelling units. The proposed change is prompted by a pending sale of the property. The buyer has found that bank financing is far easier to obtain for acquisition of a two-family residential property than for acquisition of the exact same property configured as two condominium units.

I have attached copies of the current deeds of Unit 1 and Unit 2 into Mr. McAdam (CCRD Book 31522, Page 393, and Book 30191, Page 237, respectively), a recent boundary survey for the lot, building floor plans, and my draft Termination of Condominium. The application fee will be paid upon submission of this letter.

Please let me know any other items that might be needed to obtain this change of use approval. Thank you for your prompt assistance, as my client's sale awaits this approval.

Yours truly,



Richard N. Bryant, Esq.

Enclosures
cc: Tom McAdam