



CITY OF PORTLAND

June 24, 2004

Anne Marie & Aaron E. Davis  
52 Ashmont Street  
Portland, ME 04103

RE: 52 Ashmont Street – 125-H-009 – R-5 Zone – permit application #04-0694

Dear Anne & Aaron,

I am in receipt of your permit application requesting a change of use to add one new unit to the existing single family under the allowances of section 14-391 of the zoning ordinance. As you know, one of the requirements of this section of the ordinance is notification of property owners within 300 feet. Our notices went out on June 2, 2004. On June 11, 2004 this office received a written letter of opposition to your proposal. I have attached a copy of that letter.

Because of the received letter of opposition, by ordinance I can not approve your request. You now have thirty (30) days from the date of this letter in which to submit your application to the Zoning Board of Appeals for approval. Please contact this office for the necessary paperwork that is required in order to submit an appeal application.

I would also like to point out that section 14-391 states that you must show that the structure was **originally designed and built** to accommodate more than the number of units presently in use. Your submittal shows permit applications from our microfiche dated 1945 & 1951 stating that the use of the structure was two dwelling units. According to the Assessors records, this building was built in 1874. In an effort to try to determine the original use for this building, I researched the early Assessor's records. I have seen that the 1924 records show this building to be a single family with 10 rooms. You will need to show the Zoning Board of Appeals what the original use of this building was when it was constructed. That original use will be part of their decision making process. If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal, Zoning Administrator