



Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Zoning Administrator

October 16, 2015

Raheem LLC
Attn: Mohammed Kargar
PO Box 6149
Falmouth, ME 04105

Re: 579 Forest Avenue – CBL 126-E-2 – B-2b Community Business Zone – nonconforming dwelling unit

Dear Mr. Kargar:

On October 13, 2015, Code Enforcement Officer, Chuck Fagone inspected your property at 579 Forest Avenue. During his inspection, he found that there were four dwelling units in the building. Our records show that the legal use of the property is a three-family dwelling. A permit was issued in 1986 (#86-1457) to convert the use of the building from a two-family to a three-family dwelling. The most recent permit for this property was issued on June 6, 1994 (#94-0517) which approved the use of a portion of the first floor dwelling as a chiropractic office. However, this permit did not approve a fourth dwelling unit. Since the legal use of your property is a three-family dwelling, you need to bring your property into compliance.

The property is located in the B-2b Community Business Zone, which allows multi-family dwellings. Section 14-185 states that the land area per dwelling unit requirement for a multi-family is 1,500 square feet. According to the assessor's records, the lot is 6,575 square feet.

You have thirty days to bring your property into compliance. You need to either apply for a permit to convert the use of the building from a three-family dwelling to a four-family dwelling, or remove the illegal unit, to include removing the fourth kitchen, including all the equipment.

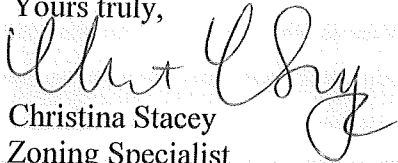
Enclosed please find an application that can be filed to change the use of this property to a four-family dwelling and an application for an administrative authorization from our Planning division, which would also be needed. To be approved, the applications would need to demonstrate that the proposed fourth unit would meet all applicable requirements, including but not limited to off-street parking, building codes, and life safety. Please contact me if you have questions about the requirements.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my

decision is binding and no longer subject to appeal. To file an appeal, please contact our office for the necessary paperwork.

Please feel free to contact me with any questions.

Yours truly,



Christina Stacey
Zoning Specialist
(207) 874-8695

cc: Chuck Fagone
File