



# PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

December 18, 2009

Ronald Gan  
202 Washington Avenue  
Portland, ME 04101

Re: 15 Longfellow Street – 126 B015 – R-5 – illegal dwelling unit

Dear Mr. Gan,

It has come to the attention of our office that there is an illegal unit at 15 Longfellow Street. Our most recent record for the property, permit #980098, lists the use of the property as a duplex. It is our understanding that there is a third dwelling unit which makes the use of the property illegal.

15 Longfellow Street is in the R-5 residential zone. Three family dwellings are allowed in the R-5 zone, but the requirement is 6,000 square feet of land area per dwelling unit [section-14117(a)(2)]. The lot is 8,200 square feet, so it does not meet the land area per dwelling unit requirement for a three family.

There is an application to legalize illegal dwelling units. Section 14-391 outlines the process and criteria for this application. You can pick this application up at our office if you are interested.

You have thirty days to bring the property at 15 Longfellow Street into compliance. You must either submit an application for Legalization of Nonconforming Dwelling Units or remove the third unit. An inspection has been scheduled for January 18, 2009.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709