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## 11 Amherst St - 130 B004

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Fri, May 5, 2017 at 1:21 PM

To: "audetland@aol.com" <audetland@aol.com>, archiegiobbi@gmail.com

Mr. Giobbi -

I understand from the letter that you recently brought into the Permitting and Inspections Department (attached) that the current use of the property is a two unit with one dwelling unit on the first floor and one dwelling unit on the second and third floors. Our records also show that the legal use of the property is a two unit.

In this letter Mr Giobbi states that "the previous owner installed a secondary kitchen on the third floor" of the building and that the present owner, Mr. Mardigan, does not want the third floor to be considered a separate unit because it has its own kitchen.

In order for zoning to consider the second and third floor to be one unit, all the kitchen equipment must be removed from the third floor. "Kitchen facilities" is defined in section 14-47 of Chapter 14 as, "Facilities used for the preparation of meals including refrigerators and devices used for the cooking and preparation of food". Not only do these need to be removed but any existing sink larger than 17" x 19" must also be removed and the plumbing for it must be capped at the wall. If all this is removed, and there is only one remaining kitchen on the second and third floor, then zoning under the definition of dwelling unit, (section 14-47) would consider the second and third floor to be one dwelling unit.

This email is based on what Mr Giobbi disclosed in his letter and not based on a physical inspection of the property and the existing conditions.

Ann

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**Request from Archie Giobbi.pdf**

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