Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/22/18

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September 6, 2017

City of Portland, Maine
Permitting and Inspections Office

RE: 120 Concord St

To whom it may concern;

Please consider my application for legalization of the non-conforming apartment unit that I own in the garage building on 120 Concord St.

I purchased the property at 120 Concord St on April 1, 1999. At that time, there was an apartment unit existing in the garage building. I did nothing to improve or enhance this unit other than routine maintenance over the time which I have owned it.

When I purchased the property, I was told by the seller, Dana Ricker, that the apartment preexisted his purchase of the property on November 14, 1995. I have included a notarized letter from Mr. Ricker in which he states the apartment existed at the time he purchased the property (Notarized Letter from previous owner). Although he states 1996, the Cumberland County registry of Deeds states that he purchased the property on 11/14/1995 (Cumberland County Real Property Records Screenshot).

Although evidence of this apartment's existence before 1995 is difficult to find, I have included a letter from Central Maine Power that indicates a separate service record for that unit as early as 1989 (Central Maine Power letter).

I have done my best to try and meet the requirements of this submission. Please don't hesitate to contact me if you have any questions.

Sincerely,

Michael Johnson

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