

37 Grandview Avenue  
South Portland, Maine 04106  
207-776-2172

City Of Portland  
Zoning Board Of Appeals  
389 Congress St.  
Portland, Maine 04101-3905

4/26/17

Dear Zoning Board,

This past fall, I purchased a two unit apartment building in the Deering High School neighborhood at 70 Lawn Avenue, on the corner of Lawn Ave. and Tremont St. It also has a finished third floor unit, without a refrigerator or stove, which I wish to be an independent 3rd apartment on the 3rd floor in the building. The previous owner had rented it in various ways, in years past, that I do not understand. My realtor urged me to contact Ann Machado, which I did within the last month.

I was informed by Ms. Machado that the third floor should not be rented separately pending an appeal. I have not rented any units in the building at all as I have been painting and fixing the plumbing and bringing the electrical system in line with my insurance company's criteria, amongst other things. The building has the capacity for parking for 3 vehicles, in the Tremont St. side driveway which is 10' by 40'. If more parking space is needed it can possibly be constructed adjacent to the existing driveway in a perpendicular fashion flanking the rear building entrance on the Tremont St. side... or other possible parking arrangements can be made.

If the building has three independent units the chances I will be able to handle the financial obligations and overhead of maintaining it will be increased. The loan I secured to acquire the building is large and I wish to be able to have the benefit of renting the third floor as an independent apartment if it is possible. There are two well built staircases to the third floor. One is on the Lawn Avenue side and one is in the rear on the Tremont St. side by the driveway. The rear staircase is built in the very corner of the building with a hip roof. The diagonal of the hip roof runs over the upper second half of the stairway to the third floor resulting in a ceiling height from the turning point, where the clearance is 6 feet 6 inches to the very top of the stairs, 6 steps later, that is 5'7". I have included several photos of this in the appeals packet.

I am open to a viewing of the building by the Zoning Board of Appeals and to their suggestions.

I have placed all the documents requested for conditional use in a small USB drive in PDF form. Hopefully my grid paper floor plan drawings of the building will give a clear enough conception of 70 Lawn Avenue. Thank you for your time.

Sincerely,

Scott D. Flanders