



# PORTLAND MAINE

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

December 3, 2010

Kevin P. & Jill A. Wyman  
70 Lawn Avenue  
Portland, ME 04103

RE: 70 Lawn Avenue – 132-G-21 – R-5 Zone

Dear Mr. & Mrs. Wyman,

It has come to our attention that you have recently added a third dwelling unit to your building located at 70 Lawn Avenue. Our records indicate that you did not apply for any of the required building, plumbing or electrical permits for the change of use. The last approved use of your building was a two (2) unit residential structure. A review of the Land Use Zoning Ordinance in relation to your property, indicates that your property size will not support the land area per dwelling unit requirement for three dwelling units [section 14-120(a)b and 14-118(a)5].

It will be necessary to remove this illegal dwelling unit immediately. This office will reschedule a re-inspection An inspection within 30 days of the date of this letter to confirm compliance.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal. If you have any questions, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: file