

Portland, Maine



Yes. Life's good here.

Jeff Levine, AICP  
Director, Planning & Urban Development Department

Steve and Betsy Tesh  
88 Irving Street  
Portland ME 04103

July 22, 2015

**Re: Request to Extend Lawfully Nonconforming Status at 84 Irving Street**

Dear Mr. and Ms. Tesh:

You have requested that, as per Section 14-387 of the Land Use Ordinance, I extend the timeframe for which a lawfully nonconforming structure may be rebuilt. The building in question was BL 137 A001001 (84 Irving St), which suffered a fire in January 2014. You have requested that timeframe be extended under the clause in that section that permits extending the lawfully nonconforming status for up to an additional five years in a case of foreclosure or similar circumstances.

I have reviewed the materials you provided and authorize an extension of the lawfully nonconforming status until January 21, 2017. This extension provides sufficient time for you to develop plans, receive a building permit, and begin construction of a replacement building. That will satisfy the requirement that the extension be the "minimum length necessary." If you should need an additional extension, you will need to provide information as to why this extension was not adequate to resume the legally nonconforming status.

This extension is limited to the existing nonconformities of the previous building.

Please let me know if you have any questions.

Sincerely,

Jeff Levine  
Director

cc: Ann Machado, Zoning Administrator