

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

April 3, 2001

Michael & Jill Marsanskis
189 Ocean Ave
Portland, ME 04103

RE: 189 Ocean Avenue – 140-F-001 – R-P Zone with an R-3 zone abutting property

Dear Mr. & Mrs. Marsanskis,

I am in receipt of your permit application to change the use of your building at 189 Ocean Avenue from two dwelling units to three dwelling units and a business service use on the first floor.

Your permit is being **denied** because this office can not allow the increase in the number of dwelling units from two to three units. The business service would be acceptable if proposed on its own.

Your property is located within a R-P Residential-Professional zone which refers any residential use requirements to the closest abutting residential zone. The closest residential zone abutting your property is the R-3 Residential zone. The R-3 Residential zone does not allow multifamily units (three families).

Please note that you have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. You would need to contact this office for the appropriate paperwork and information on how to appeal. Please note that the ordinance does not allow the Zoning Board of Appeals to grant a multifamily use in a single family zone. You may want to consider a zone change to a zone that would allow a multifamily use. If you wish to change the zone, you would need to contact the planning division for such a change.

If you wish to presently drop the change of use for the number of residential units, but wish to continue with the change of use for a business service on the first floor, please send me a revised plan explaining that change. As I mentioned before the business use is allowable in the R-P zone.

In the meantime your permit is on hold until this office hears further from you as to what direction you have chosen to proceed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Marge Schmuckal
Zoning Administrator

CC: File
Sarah Hopkins, Planning