Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/12/14

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

November 5, 2012

Kenn Guimond
The Guimond Group
Box 179
South Freeport, ME 04078

045-A-001

Re: A.K. Longfellow LLC
660 Congress Street
Letter of November 1, 2012
Housing Replacement Ordinance

Dear Mr. Guimond:

Thank you for your letter updating the plans for the renovations to 660 Congress Street, currently under review by the Historic Preservation Board. You have asked for a determination as to whether the latest plans which contemplate utilizing the upper floors of the subject building for one two-bedroom apartment on each of the second and third floors, with a commercial suite on the first floor, is in compliance with Chapter 14 Division 29, Housing Preservation and Replacement. In previous correspondence from this department on October 27, 2011, we determined that a consolidation from seven units to three units is consistent with the provisions of Division 29. As long as all previously residential space in the building continues to be utilized for residences, the consolidation is allowed and no fee for lost units is required.

Therefore, we conclude that the proposed consolidation of the upper floors to two dwelling units does not require the payment of a housing replacement fee, based on the provisions of Section 14-483(d). As noted previously, you will need to complete plan submissions and review procedures as specified in the Land Use Code, including separate permits from Inspection Services to change the use.

Sincerely,

Alexander Jaegerman, FAICP
Planning Division Director

Cc: Jeff Levine, AICP, Director of Planning & Urban Development
Deb Andrews, Historic Preservation Manager
Danielle West-Chuhta, Acting Corporation Counsel
Marge Schmuckal, Zoning Administrator
Barbara Barhydt, Development Review Manager