

Ann Machado, Zoning Administrator
City of Portland
389 Congress St.
Portland, Maine 04101

March 13, 2017

Dear Ann,

Attached is an application and supporting documentation to legalize one additional nonconforming dwelling unit in the building located at 570-572 Brighton Ave. The current owner, Biped Development LLC, purchased the building from DMH Realty Inc. on December 13, 2012. At the time of purchase, the building had three street-level retail spaces and three second-floor offices facing Brighton Avenue, with five residential units located in the rear of the building, two on the first floor, two on the second floor and one on the third floor. This configuration has not changed since purchase.

Attachments:

- Application form
- Plot plan (mortgage inspection survey)
- Dimensioned floor plan of residential units
- Central Maine Power records of residential accounts
- Polk Directory, 1994-1995
- Rent roll from seller dated 9/17/2012
- Deed of sale

Please do not hesitate to contact me if you have questions, or require additional documentation.

Respectfully,

Eric Larsson