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

May 21, 2010

Linda Breggia
10 Fleetwood Street
Portland, ME 04102

Re: 10 Fleetwood Street – 185 D003 – R-5 – License Inspection Slip for Fleetwood House B & B

Dear Ms. Breggia,

I received a License Inspection Slip from the City Clerk's office for Fleetwood House B & B. My job is to check the zoning for the property and the use. A bed and breakfast is not a permitted use in the R-5 residential zone, so I denied the zoning for Fleetwood House B & B.

Section 14-117 of the ordinance lists the permitted uses for the R-5 residential zone and section 14-118 lists the conditional uses for the R-5 residential zone. Section 14-119 states that uses not listed as either a permitted use or a conditional use are prohibited. Since a bed and breakfast is not listed as either a permitted or conditional use, it is not allowed in the R-5 residential zone. You may not operate a bed and breakfast at your property at 10 Fleetwood Street.

Section 14-404(e) lists the "letting of rooms within an existing dwelling unit in any residential zone" as an accessory use. If you can meet the conditions outlined in the section, then you can apply for a change of use permit to change the use of your property from a single family home to a single family home with one or two rooms to rent. This would not require a license from the City Clerk's office.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709