



# PORTLAND MAINE

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

DATE: October 2, 2012

RE: 60 Bolton Street – 186 C037 – R-5 Residential Zone – renting room in garage

FROM : Ann Machado, Zoning Specialist

On June 27, 2012 I received a voicemail from a neighbor asking whether nightly rentals were permitted in their neighborhood. I called the person back and they told me that the owners at 60 Bolton Street were renting out the room above their garage on a nightly basis. The neighbor did not know if there was a kitchen or not in the garage. I called the owner Peter Gaulke. He told he was renting the room over the detached garage and that there was not a kitchen just the room and a bathroom. I told him that the R-5 Residential Zone did not allow renting a room to transient guests.

I met with Peter Gaulke and his wife Julia Parsons Gaulke on July 2, 2012 and showed them the permitted uses and conditional uses in the R-5 zone and explained that renting rooms in a detached structure to transient guests was not allowed. They told me that they had rentals scheduled to September. I told them that they could honor the rentals that they had scheduled but not schedule anymore. I asked them to send me a letter confirming their last rental date and confirming that they understood that the use was not permitted and that they would no longer do it.

I received an email from Peter Gaulke on July 11, 2012 stating that September 3, 2012 was their last rental and that there would be no further rental activity after that. He also stated that he understood that their property was not zoned for nightly/transient rental.

**From:** Peter Gaulke <cammpg@yahoo.com>  
**To:** "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>  
**Date:** 7/11/2012 9:50 AM  
**Subject:** Document 1

To: Ann Machado  
City of Portland Maine  
Planning & Urban Development  
Zoning Specialist

From: Peter Gaulke  
60 Bolton St.  
Portland, Maine

Pursuant to our phone conversation and subsequent meeting, I understand that our property is not zoned for nightly/transient rental. I greatly appreciate your allowing the honoring of my commitments made prior to our meeting. September 3rd 2012 is the last date promised and no future rental activity will be offered.

Sent from my iPad

RECEIVED

JUL 11 2012

Dept. of Building Inspections  
City of Portland Maine