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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

April 11, 2008

Bhupinder Singh &
Tejunder Jit
68 Crestview Drive
South Portland, ME 04106

RE: 27 Stevens Avenue – 188 A008 – R-3 – illegal duplex

Dear Ms. Jit & Mr. Singh,

It has come to the attention of our office that the use of the property at 27 Stevens Avenue is illegal. Tammy Munson inspected the property on March 14, 2008 and found that the property is being used as a two family dwelling. The most recent permit we have in our files (#01-0538) was issued on May 18, 2001. The use listed on the permit was a single family home so that is the legal use of the property.

27 Stevens Avenue is located in the R-3 residential zone. Section 14-89 of the ordinance addresses the prohibited uses in the R-3 zone. Since a two-family dwelling is not listed as a permitted use or a conditional use, it is prohibited.

Section 14-473(c)(4) of the ordinance lists specific variances that are prohibited. A use permitted in the medium and high-density residential districts cannot be permitted in low-density residential districts. The R-3 zone is listed as a low-density residential zone, so you cannot appeal to have a two family dwelling at 27 Stevens Avenue.

Since a two family dwelling is prohibited, you must remove one dwelling unit and return the use of the property to a single family home. To bring the property into compliance you need to vacate the unit, remove the kitchen and open up the stairway to the second floor. You have thirty days from the date of this letter to return the property to a single-family home. A re-inspection has been scheduled for May 12.

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

Yours truly,

Ann B. Machado
Zoning Specialist

