

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 31 WARREN AVE

The Zoning Board of Appeals will hold a Public Hearing on Thursday, January 5, 2017, at 6:30 p.m. on the Second Floor in Room 209 at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

Variance Appeal:

31 Warren Avenue, Harmonious Holdings, LLC, owner, Tax Map 292, Block D, Lot 010, B-4 Commercial Corridor Zone: The legal use of the property is a two family structure. Section 14-229.10 lists the uses allowed in the zone. Section 14-229.12 states "uses not expressly enumerated in Section 14-229.11 as permitted uses are prohibited." Residential uses are not listed as a permitted use; therefore this is a legal nonconforming use in the current zone. A third dwelling unit was added without a permit by a previous owner making the current use of the building nonconforming. The applicant is seeking a variance from Section 14-382(c) which states in part: "no alterations, modifications or additions shall be made so as to increase...the degree of nonconforming use" in order to legalize the third unit and change the legal use of the property to a three family. Representing the appeal is Sam Harmon, the sole member of Harmonious Holdings, LLC.

For more information, you may contact Christina Stacey, Zoning Specialist, at 207-874-8695.

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