*Ann Machado, Zoning Administrator*

July 14, 2016

Ms. Debbie Cannon

National Zoning Consultants

117 Frantom Lane

West Monroe, LA 71291

Re: 1342 Forest Avenue, Portland, ME – CBL 294-D-002101

Dear Ms. Cannon:

I am in receipt of your July 11, 2016 request for a zoning determination regarding the above-captioned property (the “Property”). This letter will address each of your questions:

* The Property is located in the City’s R-5 and R-3 Residential Zones;
* According to the City’s records, the Property’s current use is as a 41-unit Planned Residential Unit Development (“PRUD”). The dimensional requirements for PRUDs, appearing at Sections 14-87 and 14-90 (for R-3) and Sections 14-117 and 14-120 (for R-5) and 14-421 through 14-440 of the City’s Code of Ordinances, are attached.
* Because PRUDs are permitted uses in the R-5 and R-3 zones, the City does not consider the current use of the Property to be nonconforming.
* The City’s records do not reflect any pending or threatened violations of the City’s Land Use Code.
* [Special permits, variances, or site plan approvals? If so, attach]
* Copies of the relevant site plans, building permits, and certificates of occupancy are attached.
* As noted above, the number of approved dwelling units at this property is 41. The City is not aware of any illegally built units. However, should it discover any units constructed unlawfully, the City reserves its right to take enforcement action.

I trust this sufficiently answers your questions.  If, however, you have any questions or concerns, please do not hesitate to contact me at (207) 874-8709.

Very truly yours,

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

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