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

August 7, 2009

Charles Messer
PO Box 1980
Portland, ME 04101

Re: 1476 Forest Avenue – 298 B023 – R-3 – illegal dwelling units

Dear Mr. Messer,

This letter is a follow up to the meeting we had on August 3, 2007. In the meeting we discussed the fact that the R-3 residential zone does not allow for multiunit buildings. We also discussed the fact that you could not apply for the Legalization of Illegal Units because building permit #99-0312 listed the use of the building as a single family, and you were the owner at the time.

You must bring the building into compliance. You have thirty days from the date of this letter to vacate the illegal dwelling units and remove the kitchens including all the kitchen equipment. An inspection has been scheduled for September 8, 2009 to make sure that the units have been removed. If the units have not been removed, we will turn the matter over to our corporation counsel, and they may begin legal proceedings to bring the property into compliance.

We did talk about you possibly applying for a conditional use to add an accessory dwelling unit for you to occupy. If you wish to pursue this, you need to submit the conditional use application that I gave you.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact our office for the necessary paperwork if you decide to appeal.

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

Yours truly,

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

