

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

May 11, 2015

Timothy Prouty & Ann Marie Tucker
51 Continental Drive
Portland, ME 04103

Re: 51 Continental Drive - 352-C-009 – R-2 Residential Zone – Permit #2015-00136

Dear Mr. Prouty and Ms. Tucker

When Code Enforcement Officer Doug Morin conducted a close-in inspection on April 28, 2015 for the second floor addition to your property at 51 Continental Drive, it appeared to him that a second kitchen was being installed. Small appliance branch circuits had been installed and there was writing on the wall labeling it as a "kitchen circuit". Mr. Morin pointed out that the permit did not include adding a second kitchen. When he did a follow up inspection the next day, the branch circuits in question had been removed.

Your property is located in the R-2 Residential Zone. Only single family homes are a permitted use in the zone. As a single family home there should only be one kitchen. Under conditional uses for the zone, an accessory dwelling subordinate to the main dwelling is allowed if you can meet certain criteria (section 14-78(a)(2)). As a conditional use, the applicant must appear before the Zoning Board of Appeals to be granted approval. I have included the section of the ordinance that spells out the conditions that must be met.

At this point the legal use of this property is a single family home with one kitchen. If you decide to add an accessory dwelling unit in the future please contact our office for the necessary paper work to apply for a Conditional Use Appeal.

Please feel free to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "A B Machado".

Ann B. Machado

Zoning Administrator

Planning and Urban Development Department

City of Portland

207.874.8709