

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

March 29, 2016

Robert A. DeRice
9 Sanborn St.
Portland, ME 04103

Re: 9 Sanborn St. – 375 B008 – R-P Residential-Professional Zone – Unpermitted use

Dear Dr. DeRice:

On March 14, 2016, Code Enforcement Officer Chuck Fagone inspected your property at 9 Sanborn Street. During the inspection, he found that the building was being used for offices and for three residential dwelling units. Our records show that the last legal use of the property was offices and one residential dwelling unit, as stated on a Certificate of Occupancy issued on October 2, 2003. Because you do not have approval for three dwelling units, you need to bring your property into compliance.

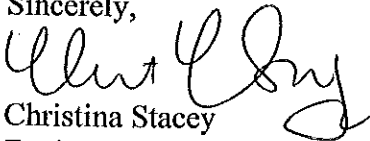
This property, 9 Sanborn Street, is located in the R-P Residence-Professional Zone. This zone limits residential uses to those that are allowed in the nearest residential zone abutting the lot. In this case, the nearest residential zone is the R-3 Residential Zone. Per section 14-87 of the land ordinance, the R-3 zone permits only single-family dwellings. Therefore, you cannot get permit approval to have three dwelling units in this building.

You have thirty days to bring your property into compliance by removing the illegal dwelling units, which includes removing the second and third kitchens including all the equipment.

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 file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. To file an appeal, please contact our office for the necessary paperwork.

If you have any questions about this letter, please contact me at (207) 874-8695 or by e-mail at estacey@portlandmaine.gov.

Sincerely,


Christina Stacey
Zoning Specialist

cc: Chuck Fagone
file