



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

September 9, 2015

Joyce & Vincent DiFillipo
163 Christy Road
Portland Maine 04103

Re: 159-165 Christy Road

Dear Mr. and Ms. DiFillipo:

On September 3, 2015, the Zoning Board of Appeals voted 4-0 (Moppin and Larssen absent) to grant the Conditional Use Appeal to enlarge the existing accessory dwelling unit which was approved in 1992 by adding a twenty foot by twenty-one foot addition. I am enclosing a copy of the Board's decision.

Now that the conditional use appeal has been approved, you will need to apply for a Change of Use Permit to enlarge the accessory dwelling unit. This permit can be found on the City website <http://www.portlandmaine.gov/documentcenter/view/2301>. You have a year from the date of the meeting, September 3, 2015, referenced under section 14-474(f) to obtain the permit and start work, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions, please contact me at (207) 874-8709.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann B. Machado", written over a horizontal line.

Ann B. Machado
Zoning Administrator

CC: file