



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

March 3, 2017

David DiPietro
221 Virginia St.
Portland, ME 04103

Re: 8 Lambert Street, CBL 384 A006; R-2 and R-3 Residential Zones

Dear Mr. DiPietro:

On March 3, 2017, the Zoning Board of Appeals voted 4-0 (Katsiaficas absent) to grant your Conditional Use Appeal to add an accessory dwelling unit to your single-family home. 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 building permit to get formal approval for the new accessory dwelling unit, and for any interior construction that has not already been not approved in previous permits (checklist: <http://www.portlandmaine.gov/DocumentCenter/Home/View/3661>; application form: <http://www.portlandmaine.gov/DocumentCenter/View/15138>).

You will also need approval from the Planning Department, since you are adding a dwelling unit to the property. This may entail a subdivision approval due to the recent lot division. Please contact planning@portlandmaine.gov for more information. This office cannot issue your building permit until the Planning Department's process is completed.

Under Section 14-474(f) of the ordinance, you have six months from the date of the meeting (March 3, 2017), to obtain the building permit and start any construction 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) 874-8695 or estacey@portlandmaine.gov.

Sincerely,

Christina Stacey
Zoning Specialist

cc: file