

July 30th, 2015

To: City of Portland Zoning Board of Appeals

Referencing: Conditional Use Appeal Application
2065 Washington Ave. Ext. Portland, ME 04103

From: Ann Burrill, 207 232-3788
2065 Washington Ave. Ext. Portland ME 04103

Dear Zoning Board of Appeals,

I am writing regarding the house I have owned at 2065 Washington Ave. Ext, for the past 10 years. When I purchased the house, it had an apartment over the garage. For years based on Tax Assessor information, I believed the house to be a two-unit. I have just become aware that it is not regarded as such.

I am submitting a Conditional Use Appeal Application to obtain a conditional use permit for the existing apartment within the home to be treated as an "Accessory Dwelling Unit". No alterations are being made to the existing floor plan/footprint.

- a) The apartment meets the square footage minimums at 650 sq ft. and percentage of the gross floor plan (2721 sq. ft.) at 24%. No portion of the unit has less than 2/3 of its floor-to-ceiling height above the average adjoining ground level.
- b) The property is .35 acre.
- c) There are no outside stairways or fire escapes
- d) The building materials, door, and roofline match the current house – and keeps the single-family look of the home intact
- e) i) – See: d) above
- e) ii) The parking lot is paved, beautifully landscaped, is blocked from view by high hedges, and has space available for the house and the apartment, and off-street parking will be covered in the lease.
- f) As the homeowner, I reside in the principal dwelling
- g) See: e) ii) above

The intended use of the existing "Accessory Dwelling Unit" is as a residential rental for one or two people. No surrounding properties will be impacted. No unsanitary or harmful conditions will be created.