



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**155 Pineloch Dr Portland, Maine 04103**

3 messages

**Dewey Martin** <dmartin5@maine.rr.com>

Mon, Jul 25, 2016 at 11:32 AM

To: amachado@portlandmaine.gov

Cc: cstacey@portlandmaine.gov

My husband and I live at 97 Deepwood Dr, Portland, Maine and have since 1988. The property at 155 Pineloch Dr was recently sold to Richard Grossinger and Lindy Hough. Recently, we have noticed that vehicles with out of state license plates have been coming and going from the property. Upon doing some checking we have found that the property is being used as a Hostel and is rented on a daily/weekly basis through AirB&B.

I contacted your department last Monday and spoke with Sandy. I advised her of what was occurring at the property and told her that we are in Zone 2 which prohibits the use of residences to be utilized as basically hostels or B&B's. She checked and agreed with my assumption and was going to send an inspector out on Wednesday. I did see a City of Portland vehicle parked outside of the property on Wednesday morning.

On Saturday morning, the owner of the property approached my husband and advised him that he was told that according to City Hall, it was permissible to run a hostel in the neighborhood and in fact there were many others in Pineloch Woods who were doing the same. As I have said, I have been living here since 1988 and have never seen or heard of another property being utilized for similar purposes. Mr. Grossinger also advised that the property has been booked for the entire month of August by a number of various individuals.

I did try calling Sandy this morning and was advised that she was busy but would call me back. I have not yet heard from her. I would appreciate a call from you or someone in your department to advise me if in fact this usage of property is permissible in Zone 2 and if not, how this can be stopped.

We live in a family neighborhood with many children and I have my 3 grandsons visiting on a regular basis. I am very concerned with who is renting the property.....I know that AirB&B does not do criminal background checks on any of the renters.

The City of Portland has many fine hotels and legal B&B's that could accommodate tourism – we do not need in our family neighborhoods!

I can be reached at [207 899 4062](tel:2078994062) – Patricia and Dewey Martin

Thank you so much

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**Dewey Martin** <dmartin5@maine.rr.com>

Mon, Jul 25, 2016 at 12:06 PM

To: amachado@portlandmaine.gov

Ann – Just a followup from Jane Smith who lives in our neighborhood and who works for Coldwell Banker – she has sold many homes in this neighborhood and she has not heard of any other property being utilized for this use.....

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**From:** Smith, Jane [mailto:jane.smith@nemoves.com]  
**Sent:** Monday, July 25, 2016 11:53 AM  
**To:** Dewey Martin <dmartin5@maine.rr.com>  
**Subject:** RE: 155 Pineloch Dr Portland, Maine 04103

I had no idea. Also, I am not aware of any other homes in Pineloch Woods that are being used in that capacity.

**Jane and Garry Smith, ABR, GRI**

Coldwell Banker Residential Brokerage|53 Baxter Boulevard|Portland, ME|04103

Office 207.253.3195| Mobile 207.838.2011| Fax 207.774.1116

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**From:** Dewey Martin [mailto:dmartin5@maine.rr.com]  
**Sent:** Monday, July 25, 2016 11:44 AM  
**To:** Jane.Smith@NEMoves.com  
**Subject:** FW: 155 Pineloch Dr Portland, Maine 04103

Hi Jane – I know that you reside in Pineloch Wood – Just wanted you to know what is going on in our neighborhood

Thank you

Pat Martin

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**From:** Dewey Martin [mailto:dmartin5@maine.rr.com]  
**Sent:** Monday, July 25, 2016 11:33 AM  
**To:** 'amachado@portlandmaine.gov' <amachado@portlandmaine.gov>  
**Cc:** 'cstacey@portlandmaine.gov' <cstacey@portlandmaine.gov>  
**Subject:** 155 Pineloch Dr Portland, Maine 04103

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**Ann Machado** <amachado@portlandmaine.gov>  
To: Dewey Martin <dmartin5@maine.rr.com>  
Cc: Michael Russell <mar@portlandmaine.gov>

Mon, Jul 25, 2016 at 4:13 PM

Mr. Martin -

I just left you a voicemail.

I just want to confirm some of what you said in your email. Our office did receive your complaint and Chuck Fagone, one of our code officers, inspected the property on July 19, 2016 and confirmed that the owner was renting rooms on Airbnb.

155 Pineloch Drive is located in the R-2 Residential Zone. The primary use for this zone is single family homes. The ordinance [section 14-77(b)(4)] allows for accessory uses to the primary use. These accessory uses are outlined in section 14-404. Section 14-404(e) allows a person to rent up to two rooms within their home if certain conditions can be met. I have attached this sections so you can see the criteria. This section does not restrict how long a room has to be rented so it can be used for short term guests.

The owner of the home does need to apply for a change of use with our office if they want to rent one or two rooms in their house. At this point the owner has not applied for a permit to do this. Our office has not sent a violation letter yet to Mr. Grossinger but one should be mailed out by the end of the week. It will state that Mr Grossinger should not be renting rooms until he has applied for a permit and the use is approved.

Chuck Fagone is not in the office at this time, but I will talk to him tomorrow to see what he told the owner during the inspection.

Please feel free to call me with any questions.

Ann

Ann Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
[\(207\) 874-8709](tel:(207)874-8709)

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**Section 14-404 (e) - letting of rooms.pdf**

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