Portland Maine | Yes. Google's good here.

Christina Stacey <cstacey@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/26/17

273 Presumpscot St - Change of use permit (Zachary Cover)

2 messages

Christina Stacey <cstacey@portlandmaine.gov> Tue, Nov 29, 2016 at 11:27 AM
To: kathy@hascallhall.com

Hi Kathy,

I'm in the process of reviewing a permit application submitted by Zachary Cover, for the conversion the use of the small building on Hascall & Hall's property to a medical marijuana grow business. Unfortunately, I've encountered a significant problem.

Mr. Cover's application mentions that the second floor of this building is an apartment (dwelling unit) that is to remain. I cannot find anything in the city's record that approved a dwelling unit on the property. The last permit for this building was issued in 2002 and approved the use of the both the 1st and 2nd floors as an appliance warehouse and refurbishment business (McLaughlin Appliance, Inc.). I am forced to conclude that the second story was likely converted to an apartment sometime after 2002 without appropriate city approval. The city cannot grant approval for an apartment here, because it is in the I-M Industrial Zone, which does not allow any residential uses.

In order to proceed with Mr. Cover's permit, the use of the apartment will need to be discontinued by the removal of the kitchen, including all equipment and capping the plumbing at the wall.

I also noticed that a deck appears to have been constructed on the rear of this building without any apparent permit approval. An after-the-fact building permit should be submitted for the deck if it will remain.

Please let me know if you have questions or other information for the city to consider regarding this situation, and also how you intend to proceed.

Thank you,
Chris

–
Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

Kathy Bunikis <Kathy@hascallhall.com> Tue, Nov 29, 2016 at 1:07 PM
To: Christina Stacey <cstacey@portlandmaine.gov>

Hi Chris,

We leased the space to Zachary Cover for a handyman/carpentry business and a medical marijuana caregiver operation. His lease also says that he can use the second floor as a residence; however, he must obtain proper permits and that it is his responsibility to do so. As far as a kitchen goes, there has been a kitchenette there for as long as we have owned the property and was used by previous tenants for that purpose only. We see no need to remove the sink. My suggestion would be to contact Zachary Cover about the second floor space.

Regarding the deck, this is not new. We repaired it, but it is not a new structure.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/26/17

Please contact me with any questions.

Regards,

Kathy

Katherine Bunikis

Office Manager

273 Presumpscot Street

P.O. Box 1838

Portland, Maine 04104

Tel (207) 775-1481

Fax (207) 773-5727

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Tuesday, November 29, 2016 11:28 AM
To: Kathy Bunikis
Subject: 273 Presumpscot St - Change of use permit (Zachary Cover)

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.