



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

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**Re: 57 Veranda Street - Kaserman**

1 message

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**amachado** <amachado@portlandmaine.gov>  
To: Zoning <zoning@portlandmaine.gov>  
Cc: amachado@portlandmaine.com, kkas63@icloud.com, dkaserman@me.com

Mon, Dec 5, 2016 at 10:26 AM

Kevin -

I'm sorry that it has taken me awhile to get back to you. I just tried to call you.

In researching the microfiche, the legal use of the building is a two family. It is located in the R-5 zone which allows multi-families but the land area per dwelling unit requirement for a 3 family is 6,000 sf of land area per dwelling unit. Your property is 7841 sf. There is a process to legalize a nonconforming dwelling unit if you can meet certain criteria. I have attached the application. You may be able to use this application. There are two Housing letters on the microfiche, one from 1977 and one from 1983 which show that the units existed prior to April of 1995. You also said in your email that a previous tenant would sign an affidavit stating that there were three units.

Take a look at the application and either email me or call me with any questions.

You have thirty days from the date of this email to bring your property into compliance. You can do this by submitting the application to legalize a nonconforming dwelling unit or by removing the third floor kitchen.

Ann

Ann Machado  
Zoning Administrator  
(207) 874-8709  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

On Monday, November 21, 2016 at 11:53:37 AM UTC-5, Kevin Kaserman wrote:

Hello Anne,

Upon a recent housing inspection, it was noted that our property noted above is listed with the City as a 2 -family when it was already a 3 family when we purchased it and has been a 3 unit for well over 40+ years.

I am not sure when the current information on the Portland assessor office was taken but it was at least over 4 years ago as it shows the old color roof before we had a new one installed, and it shows both the 4 meters and says full finish attic?

I do have a letter from CMP showing 4 meters since we installed a new meter bank for (3) units and a house meter in 1996. In addition, the tenant that used to live in this unit until they moved out in 1984, still lives in Portland and will confirm and/or fill out a legal document stating such.

At this point, I am just not sure what we need to do to work with the city to get this changed. We have housed Preble Street transitional tenants for a few years and the unit has been inspected multiple times. This year, it was just noted that it required a fire inspection, which is when the fire inspector advised us it was noted as a 2 unit.

I appreciate any direction you can provide on what the process is to make this change. You can email me or can reach me at 337-7873 with any additional questions you may have.

Thank You.

PS: there is also a single family listed as 57 veranda but that is 57 1/2 and it is owned by someone else.

Kevin Kaserman  
[kkas63@icloud.com](mailto:kkas63@icloud.com)

(207) 337-7873

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**Legalization of Nonconforming DU Application.pdf**

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