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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 22, 2008

Russell Levine
518 Washington Avenue
Portland, ME 04103

RE: 5 Bates Street (518 Washington Avenue) – 429 J004 – B-2 – illegal dwelling unit

Dear Mr. Levine,

It has come to our attention that you have an illegal dwelling unit at your building at 5 Bates Street (518 Washington Avenue). The most recent permit (#912821) we have on file for your property was issued on July 10, 1991. The proposed use for the building was for “auto repair and sales”. The letter from P. Samuel Hoffses, Chief of Inspection Services, issued with the permit had several requirements. One requirement was that the permit was issued “with the understanding that the second floor is not to be used for habitable space”. The Certificate of Occupancy for the permit was issued on September 24, 1991 and the use of the building was listed as “auto repair and sales”.

An inspection on February 20, 2008 by one of our building inspectors, found that you have a dwelling unit on the second floor. This dwelling unit is illegal and must be removed. You have thirty days from the date of this letter to remove the illegal unit. There will be a re-inspection at the end of the thirty-day period to confirm that you have brought your building into compliance with the legal permitted use. If the unit is not removed within this thirty-day period, we will turn the matter over to our corporation council and they may begin legal proceedings to bring the property into compliance.

Please call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709