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

January 23, 2008

Herbert Mason Sears
72 Veranda Street
Portland, ME 04103

RE: 72 Veranda Street – 431 J001 – R-5 – illegal dwelling unit

Dear Mr. Sears,

This letter is a follow up to our conversation at the counter on January 17, 2008. During that conversation, you told me that you had put the third dwelling unit in the basement after you purchased the property. I told you that since you put the unit in, you could not legalize the third unit through the Legalization of Nonconforming Dwelling Units application because you did not meet the criteria. I also reminded you that the lot does not have the required land area for three dwelling units in the R-5 residential zone (Section 14-117), so you cannot apply for a change of use application to legalize the third dwelling unit.

You have thirty days from the date of this letter to vacate the dwelling unit and remove the kitchen in the unit. An inspection has been scheduled for February 22, 2008 to confirm that you have brought your building into compliance as a two family dwelling.

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

Yours truly,

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