



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

March 29, 2010

DrummondWoodsum
84 Marginal Way, Suite 600
Portland, ME 04101-2480
Attn: Attorney Gary D. Vogel

RE: 98-100 India Street - #28-D-014 (the "Property") – R-6 Residential Zone

Dear Attorney Vogel,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in an R-6 Residential Zone.

The current legal use of the Property is eight residential dwelling units as evidenced by permit #00-1194 issued in October 2000. Address #98 is considered to be four residential dwelling units and #100 is considered to be four residential dwelling units.

On January 17, 1985 the Zoning Board of Appeals granted a variance in regards to land area and parking. A copy of that variance is attached. In 1986 permit #86-1228 was issued in September to allow a major demolition concerning #96 India Street which was attached to 98-100 India Street. A copy of that permit is also attached.

I am not aware of any violations concerning the Property. To the best of my knowledge, there are no pending or anticipated legal actions concerning the Property. I could find no current certificates of occupancy on file. The lack of any certificates of occupancy is not considered a violation of the City Ordinances. Many older buildings within the City of Portland which have established their usage prior to the basis of our Land Use Zoning Ordinance (1957) do not have a separate certificate(s) of occupancy on file.

Under my title of Zoning Administrator, I cannot certify any other codes requirements such as building or life safety codes.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator