



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

13 Grant Street

November 3, 1989

Carleton Investment Associates
84 Carleton Street, Apt. #2
Portland, Maine 04102

Gentlemen:

A recent inspection of the premises at 13 Grant Street have revealed that there are eleven apartment units there in the building which is in the R-6 Residence Zone. Records in this office indicate that in 1968, only nine apartment units were found at 13 Grant Street, which apparently should be the maximum number of units recognized by the City for your building.

There is no record of a change of use from nine to eleven apartments, in our records, and if you have proof of such approval by the City, this office would appreciate your sharing copies of such permits with us.

If a change of use were to be filed in this office, we could then consider your application for a building permit. However, it appears that you may need a variance through the Board of Appeals in order to obtain approval for adding additional apartment units at 13 Grant Street. Based upon a lot size of only 5,225 square feet, only five (5) apartments would be allowed in the R-6 Residence Zone under the current Zoning Ordinance.

Sincerely,

William D. Giroux
Zoning Enforcement Officer

cc: P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel