

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Richard J. McGoldrick
c/o Commercial Properties, Inc.
100 Silver Street
Portland, ME 04101

RE: 110 Grant Street - 48-C-8

October 21, 1997

Dear Mr. McGoldrick,

48-C-8

I am in receipt of your letter dated October 1, 1997 requesting an interpretation of the legal non-conforming use(s) that would be allowed in this building. I believe that the uses you stated, roofing contractors, woodworking contractors, automobile storage, and general commercial storage would be allowable to continue. Certainly similar uses, or lesser in nature would also be allowable. However, I do believe that the pure automotive repair business use has been abandoned. This is not saying that automotive repairs as an accessory use is prohibited. That use appears to have continued on site.

As pointed out previously within this building file, another matter to consider is signage. You are limited to replacement only of existing signs. Any new signage would need to be reviewed under the present day ordinance which is severely limited in a residential zone.

I regret the delay in response. If you have any further questions, please do not hesitate to contact me at 874-8695.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr, Dir. of Planning & Urban Dev.
Mark Adelson, Housing & Community Dev.
David Jordan, Code Enforcement Officer
File

COMMERCIAL PROPERTIES, INC.
100 SILVER STREET
PORTLAND ME 04101
207-774-1885
FAX # 207-774-8397
E-MAIL COMPROP 1 @ AOL.COM

October 1, 1997

Ms. Margaret Schmuckal
Zoning Administrator, City of Portland
City Hall, Room 315
389 Congress Street
Portland, ME 04101

Re: 110 Grant Street
Tax Map 48, Lot C-8

Dear Marge:

I am writing this letter to confirm that the above referenced property is in compliance with the city code for continuing non-conforming uses of the property in the R-6 zone.

I have owned the building since 1987. At the time of purchase the property was occupied by B&L Ambulance, and Maine Roofing Company. Prior to the occupancy of B&L Ambulance, the entire property was occupied by Cram Construction Company of Falmouth as a staging area and truck repair facility. B&L Ambulance Company housed its driver's and vehicles there and also maintained its vehicles there. Maine Roofing and successive roofing contractor tenants have also had their metal work shops in the rear of the building.

The building has continually been occupied since that time by roofing contractors, woodworking contractors, automobile storage and general commercial storage.

By this letter I am requesting approval and an occupancy permit for the continuation of these uses. Please let me know if you need any further information from me. Otherwise, I would appreciate a letter from you indicating that continued use of this property for these uses is not in violation of City Ordinances.

Sincerely,



Richard J. McGoldrick
President

Received
10/3/97

RJM:lp