

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

Bruce C. McGorrill  
33 Carroll Street  
Portland, ME 04102

February 11, 1999

RE: 33 Carroll Street - R-4/R-6 - 62-A-13

Dear Mr. McGorrill,

I am in receipt of your letter addressed to Mr. Gray. The Zoning Ordinance does allow a "grace period" of one year in which to rebuild a non-conforming building to the original non-conforming setbacks. Our most recent ice storm was approximately 1/8/99. You would have one year in which to replace this garage using the same footprint and setbacks. As you know, you would still be subject to Historic review and Building Code requirements under a building permit. You would need to have obtained your building permit and begun substantial construction by 1/8/2000. If you fail to apply for a permit and rebuild within this time period, you will need to meet the Zoning requirements for setbacks in effect at that time.

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

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: Joseph Gray, Jr., Planning & Urban Dev.  
Karen Geraghty, City Councilor

9/3/99 - bldg never  
taken down  
See permit applied  
for —