

File

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Land Use Zoning Report

Address: 120 West Street - Thomas House

Date: July 23, 1999

Reason For Permit: Change of use from Dormitory to Dormitory with Medical Ed. Offices

Building Owner: Maine Medical Center

C-B-L: 063-E-001

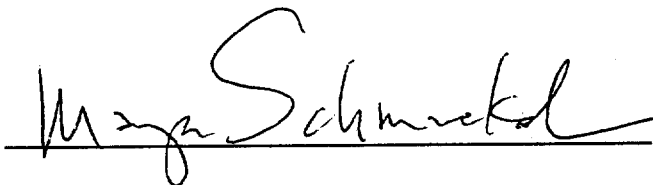
Permit Applicant: Mike Swan

APPROVED WITH THE FOLLOWING CONDITIONS:

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The offices (Medical Education) being approved are based on a customary accessory use to this previously approved dormitory based upon the job descriptions provided with your application. The principle use has not been changed nor enlarged so as to increase the cubical content of this structure. Typically dormitories at most colleges or teaching facilities have offices for dorm directors and counselors, and some student services. Please be aware that any changes to the accessory offices shall require a separate permit prior to expansion within the existing building. This includes a significant increase in staffing levels and also a change in staffing responsibilities. This is not an approval for general Maine Medical Center office space.
3. The parking spaces required shall not be diminished without notice to this office for approval. Any future allowed increases in the office area shall require parking reviews. At this location 5 off-street parking spaces were required under the 1961 building permit approval for the allowed dormitory use. This accessory permit for medical education offices requires 4 off-street parking spaces. The total presently required for off-street parking is 9 spaces.
4. Please be aware that this decision may be appealed within 30 days of my decision. Any

actions you may take for the installation of the offices within that time frame may be reversed by the Board of Appeals or, if further appealed, Superior Court. Please be aware that you would be proceeding at your own risk.

5. Any exterior work shall require a separate review from Historic Preservation.
6. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.


Marge Schmuckal, Zoning Administrator

cc: Gordon Simonds, 104 West St., ⁰⁴¹⁰²~~10402~~
Charlie Lane, Corporation Counsel
Mark Adelson, Housing & Neighborhood Services
Joseph Gray, Jr., Dir. of Planning & Neighborhood Services
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Mike Swan, AVP, Operations
c/o Maine Medical Center
22 Bramhall St.
Portland, ME 04102-3175

September 20, 1999

RE: 120 West Street - Thomas House - R-4 zone - 63-E-1

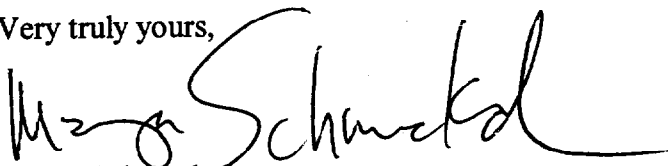
Dear Mike,

As you know, the Board of Appeals overturned my interpretation concerning the proposed offices at Thomas House during the September 16, 1999 meeting. Please be advised that your permit #990790 which was issued on July 26, 1999, is no longer valid and has been revoked in order to comply with the Board of Appeals ruling. The building shall only be used for a dormitory use as allowed by their previous permit. Any office furniture or equipment shall be removed.

Thank you for your cooperation in advance. If you have any questions regarding this matter, please do not hesitate to contact me.

Please note, as outlined at the Board of Appeals meeting that you do have a right to appeal the Board's decision thru Superior Court.

Very truly yours,


Marge Schmuckal
Zoning Administrator

cc: Chris Vaniotis, Bernstein, Shur, Sawyer & Nelson, P.A., P.O. Box 9729, Portland, ME 04104-5029
Charlie Lane, Corporation Counsel
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