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

October 9, 2008

James F. McGreal
25 Pleasant Avenue
Portland, ME 04103

RE: 110 Woodford Street – 125-N-018 – R-3 Residential Zone

Dear Mr. McGreal,

I am in receipt of your request to determine the legal use of the property located at 110 Woodford Street.

I researched our microfiche records for issued building permits that give the use of this building. I have found permits dated January 5, 1950 and November 24, 1952. Both those permits indicate the use of the building at 110 Woodford Street to be a single family residence. I found no other more recent permits within our microfiche in order to come to a conclusion on the use using our microfiche records. Our current land use zoning ordinance came into effect on June 5, 1957. Therefore, any documented use prior to June 5, 1957 would be considered a legal nonconforming use, or commonly called “grandfathered”.

I further researched the pre-1957 records in the Assessor’s office. Those records indicate that 110 Woodford Street was a two family in 1955 and 1956. Based upon that documentation, I have determined that the legal use of this property is a two family residential dwelling.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file