

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

Frederick M. & Viola A. Conti  
30 Crockett Road  
Raymond, ME 04071

July 7, 1998

RE: End of St. Joseph Street (#265) - 143-A-40 & 41 - R-5 Zone

Dear Mr & Mrs Conti,

This letter is in response to our recent conversations regarding the property you own at the end of St. Joseph Street. It is my understanding that both of these lots, #40 & #41, have been owned by you, in the same name, since prior to June 5, 1957. According to the Assessor's records, a house was built on lot #40 in 1928. It does not meet the current requirements of the R-5 zone if this lot were looked at individually, without the vacant lot #41. Essentially, the vacant lot #41 has merged with lot #40 in order to create a conforming status with today's ordinance. It would not be allowable under the Zoning Ordinance (section 14-422) to now sell these lots separately and create two nonconforming lots. These lots would need to be sold together, under one ownership.

If you wish to appeal this interpretation, I have enclosed copies of information that you will need in order to begin this procedure. You have 30 days from my determination (the date of this letter) in which to file an appeal. If you have any other questions, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: File

143-A-040

RPP1ST6 CAMA Real Property System - Residential Display 7/07/98

RPP092 Parcel Id: 143- - A-040-001 01/01 Acct: C5544099 09:24

Property Address 265 ST JOSEPH ST

Owner Name1 CONTI FREDERICK M & (l, f, i)

Name2 VIOLA A JTS

Address 30 CROCKETT RD

City/State/Zip RAYMOND ME 04071

Entrance Code Land Use 12 # of Units 2

Route 39 Zone R5 Nbhd 107 District 5 Traffic 1

Total Sq Ft

Utilities 2 3 4 Desc 143-A-40-41 Living Area 2,556

END ST JOSEPH

27243 SF

House Style 5 Year Built 1928 Total Rms 12 Total Bedrms 06

Baths Full 2 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Attic 2 Phy Cond 2 CDU EX Heating Type 2 4 4 Wood/Coal Burn 0

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