

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 503 Woodford		Owner: Joan Tryzelaar		Phone:		Permit No:	
Owner Address: 7 Bramhall, Portland, 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use: Doctor's Ofc		Proposed Use: Lodging House		COST OF WORK: \$		PERMIT FEE: \$ 50.00 fee	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Interpretation Appeal Change of Use				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/>		Special Zone or Reviews:	
				Approved with Conditions: <input type="checkbox"/>		<input type="checkbox"/> Shoreland	
				Denied <input type="checkbox"/>		<input type="checkbox"/> Wetland	
				Signature: Date:		<input type="checkbox"/> Flood Zone	
						<input type="checkbox"/> Subdivision	
Permit Taken By: Vicki Dover		Date Applied For: May 8, 1997				<input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

Zone: R-5 CBL: 184-C-4

Zoning Approval:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

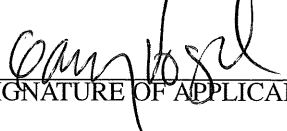
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

APPEAL DENIED 5/22/97

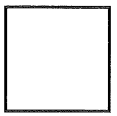
POC: Gary Vogel, Attorney
 477 Congress St., 14th Floor
 P. O. Box 15212
 Portland, ME 04112-5215

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

 as above 5/8/97 871-7033
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Gary D. Vogel
c/o Lambert, Coffin, Rudman & Hochman
477 Congress Street
PO Box 15215
Portland, ME 04112-5215

April 9, 1997

RE: Change of Use for 503 Woodfords Street -(file #4383-1)
184-C-4 - R-5 Zone

Dear Gary,

I apologize for a late written response on this matter. I know we have spoken about it previously and I have reviewed my decision on this with Corporation Counsel. In this case I do not believe the nonconforming use section would be necessary to argue. The R-5 zone does allow under conditional uses, that of a lodging house. The R-5 zone also requires a lodging house to have a minimum lot size of 9,000 square feet. This lot size is only 8,011 square feet or 989 square feet short of the zone requirement.

If the owner would like to pursue this change of use, I believe that there would be the necessity of a variance appeal for lot size.

I agree with your assessment of the required number of parking spaces; three for the lodging house use (five lodging rooms) and one for the existing apartment. That makes a total of 4 parking spaces required for the proposed uses.

Feel free to contact me with any other questions you may have regarding this matter. Let me know if you would like to pursue the variance appeal. I will attach all the required appeal information to this letter.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: e-mail: gvogel@lcrh.com & "snail-mail"