

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Paul D. Pietropaoli
c/o Perkins, Thompson, Hinckley & Keddy
PO Box 426
Portland, ME 04112-0426

March 24, 1997

RE: 860-880 Brighton Ave. - B-1 Zone - 260-H-1

260-H-001

I am in receipt of your letter dated March 21, 1997. After personally reviewing the pre-1957 Assessor's cards, I am in agreement to your breakdown of the uses at this location. The "triangular" front building is allowed to continue a commercial use (Best Vacuum) on the first floor, with one dwelling unit each on the two floors above (two units). The attached rear structure is also allowed to continue the single family use. The current use of 874 Brighton Avenue as a commercial space for Headlight Audio-Visual is an allowable use in the B-1 business zone.

If you have any other questions, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator/
Asst. Chief of Inspection Services

cc to: P. Samuel Hoffses, Chief of Inspection Services
✓ File copy

PERKINS, THOMPSON, HINCKLEY & KEDDY

A PROFESSIONAL CORPORATION

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PAUL D. PIETROPAOLI

AREA CODE 207

TELEPHONE 774-2635

FAX 871-8026

March 21, 1997

VIA HAND DELIVERY

Ms. Margaret Schmuckal
Zoning Administrator
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

Re: 860 - 884 Brighton Avenue

Dear Ms. Schmuckal:

Pursuant to our telephone conversation today, I am requesting that you advise me as to the status under the zoning ordinance of the legality of the use of certain property located in Portland, Maine at 860-884 Brighton Avenue. The property is depicted as Block H, Lot 1 on Map 260 of the City of Portland tax maps. According to the zoning map on file in the Office of Building Inspections, the property is located in the B-1 zone. The abutting residential zone is R-3. The property currently is being used for the following purposes: (1) 874 Brighton Avenue is commercial space occupied by Headlight Audio-Visual, a company engaged in rental of audio/visual equipment and audio visual production services; (2) The first floor of 884 Brighton Avenue is occupied by Best Vacuum, a business engaged in retail sales and service of vacuum cleaners; (3) The second and third floors of 884 Brighton Avenue are each separate apartment units; and (4) the structure attached to the southerly side of the building known as 884 Brighton Avenue is also a rental unit.

It is my understanding based on the pre-1957 tax cards on file in the City of Portland Tax Assessor's office that the property was used for multi-family residential purposes prior to the enactment of Portland's Zoning Ordinance. Pursuant to 14-381 of the City's zoning ordinance, any lawful use of property existing on June 5, 1957, and made nonconforming by the provisions of the City's zoning ordinance may be continued notwithstanding such nonconformity.

Please confirm that the use of the property as described above is a legal use of the property. As we discussed, anything you could do to expedite your response to this request would be sincerely appreciated.

Ms. Margaret Schmuckal
March 21, 1997
Page 2

Thank you for your kind assistance. I look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'P.D.P.', with a stylized, sweeping flourish extending to the right.

Paul D. Pietropaoli

PDP/dp

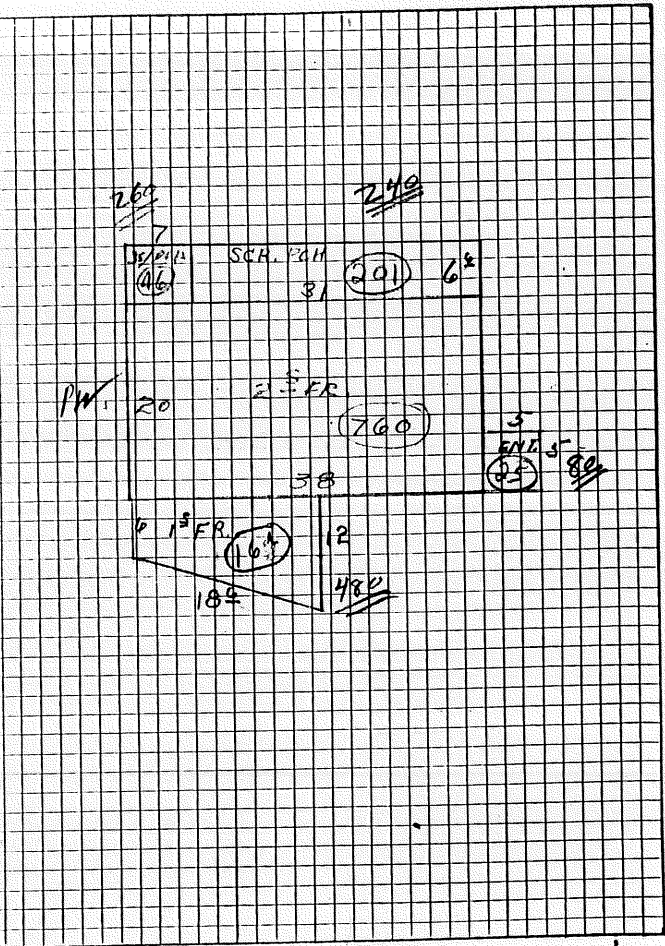
YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.			PLUMBING	
CONCRETE		WOOD JOIST			BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST			TOILET ROOM	✓
BRICK OR STONE	✓	MILL TYPE			WATER CLOSET	✓
PIERS		REIN. CONCRETE			LAVATORY	✓
CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	✓
1/4 1/2 3/4			B	1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT	✓		AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE			LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓✓		NO PLUMBING	✓
DROP SIDING		TERRAZZO			HAND BUILT	
NO SHEATHING		TILE			TILING	
WOOD SHINGLES					BATH FL. & WCOT.	
ASBES. SHINGLES					TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS			LIGHTING	
STUCCO ON TILE		INTERIOR FINISH			ELECTRIC	✓
BRICK VENEER			B	1 2 3	NO LIGHTING	
BRICK ON TILE		PINE	✓✓		NO. OF ROOMS	
SOLID BRICK		HARDWOOD	✓✓		BSMT.	2ND 3
STONE VENEER		PLASTER	✓✓		1ST 3	3RD
CONC. OR CIND. BL.		UNFINISHED	✓		OCCUPANCY	
		METAL CLG.			SINGLE FAMILY	✓
TERRA COTTA					TWO FAMILY	
VITROLITE		RECREAT. ROOM			APARTMENT	
PLATE GLASS		FINISHED ATTIC	No		STORE	
INSULATION		FIREPLACE			THEATRE	
WEATHERSTRIP		HEATING			HOTEL	
ROOFING		PIPELESS FURNACE			OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE			WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.			COMM. GARAGE	
ASBES. SHINGLES		STEAM	✓		GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR			SHOP	✓
METAL		NO HEATING			ECONOMIC CLASS	
COMPOSITION					OVER BUILT	
ROLL ROOFING		GAS BURNER			UNDER BUILT	
INSULATION		OIL BURNER	✓		DT. 7/25/68	AR. M.M.
		STOKER			LD. 7	PD. BC
					MS. 15	CK.

COMPUTATIONS			
UNIT	1951		
760 S. F.	4470		
S. F.			
ADDITIONS	+1060		
BASEMENT	-180		
WALLS			
ROOF			
FLOORS			
ATTIC FLS	+100		
FINISH			
FIREPLACE			
HEATING	+210		
PLUMBING	+130		
TILING			
TOTAL	5790		
FACT. +5	+220		
REP. VAL.	6010		



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
DWIG.	25 FR.	C	36		G	6010	45%	3310	A	3310	1951	51
	B				CARD 2		=		B	5500		51
	C				" 3		=		C	3100		51
	D								D		1475	10
	E								E			
	F								F			
	G								G			

YEAR	1951					1951 TOTAL BLDGS.	11,910	7125
TAX VAL.	7150					1954-7150		19
OLD VAL.	7125							19
CHANGE	+25							19

YEAR 19

YEAR 19

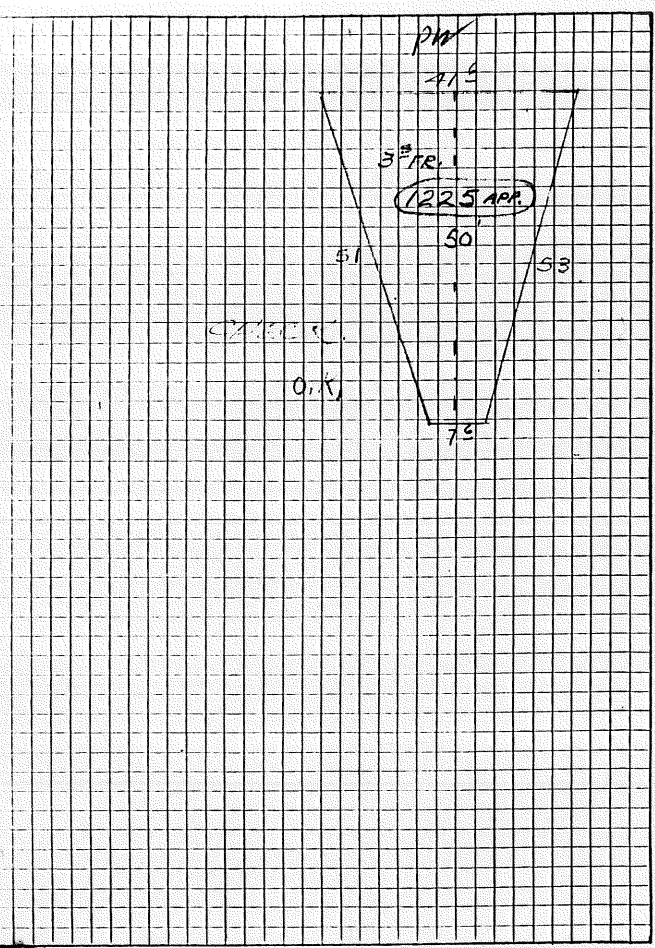
8/20/57-1195-150-Change-in-plan to pitched roof & change 2x to 1-6 window on side NE
 CARD 1 of 3

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
¼ ½ ¾			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	1/3	PINE		LAUNDRY TUBS	✓
WIDE SIDING		HARDWOOD	✓✓✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	4/3			TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	✓✓✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD		BSMT.	2ND 6
SOLID BRICK		PLASTER	✓✓✓	1ST 2	3RD 6
STONE VENEER		UNFINISHED	✓	OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	✓
TERRA COTTA		RECREAT. POOM		TWO FAMILY	✓
VITROLITE		FINISHED ATTIC		APARTMENT	
PLATE GLASS		FIREPLACE		STORE	✓
INSULATION		HEATING		THEATRE	
WEATHERSTRIP		PIPELESS FURNACE		HOTEL	
ROOFING		HOT AIR FURNACE		OFFICES	
ASPH. SHINGLES		FORCED AIR FURN.		WAREHOUSE	
WOOD SHINGLES		STEAM No. BELLER	✓	COMM. GARAGE	
ASBES. SHINGLES		HOT WAT. OR VAPOR		GAS STATION	
SLATE TILE		NO HEATING		ECONOMIC CLASS	
METAL		GAS BURNER		OVER BUILT	
COMPOSITION	✓	OIL BURNER		UNDER BUILT	
ROLL ROOFING		STOKER		DT. 7/28/50	AR. M. M.
INSULATION				LD. 7	PD. 30
				MS. 15	CK.

COMPUTATIONS

UNIT	1951		
1225 S. F.	10050		
S. F.			
ADDITIONS			
P.W.	-400		
BASEMENT			
WALLS			
ROOF			
25 MET. F.E.	+200		
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING	-240		
TILING			
M.T.	+1000		
TOTAL	10610		
FACT. 25	500		
REP. VAL.	11,110		



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y.P.
APPT. STOR.	3 rd FR.	C	36		G	11,110	45%	6110	10/8	5500	3300	1/1
	B											
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.		5500	3300
TAX VAL.		19		19	
OLD VAL.	3300	19		19	
CHANGE		19		19	

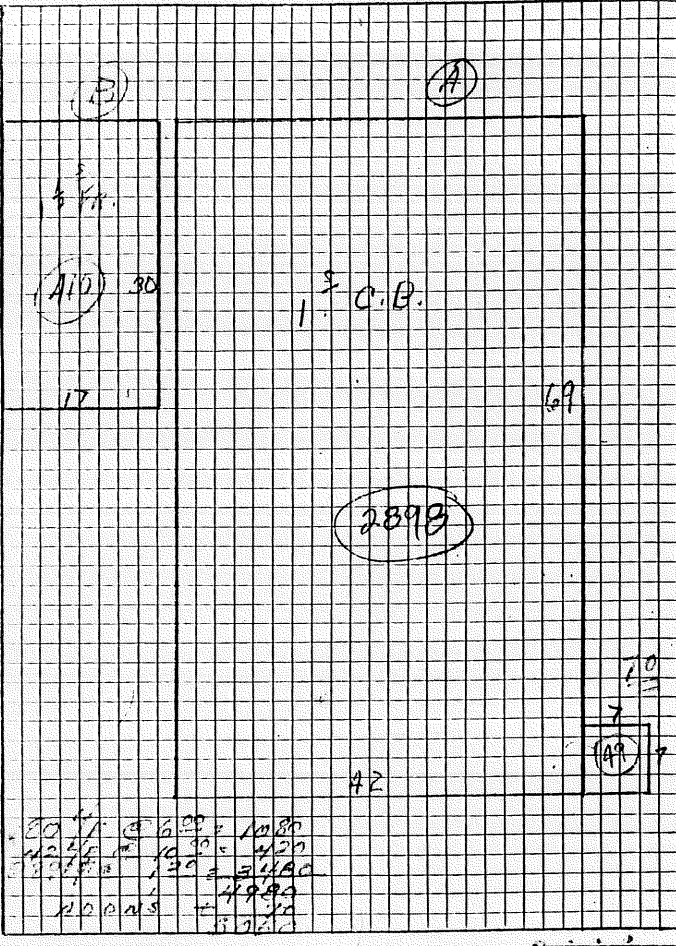
RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

PRI. IN OFFICE



CONSTRUCTION			
FOUNDATON		FLOOR CONST.	
CONCRETE		WOOD JOIST	
CONCRETE BLOCK	✓	STEEL JOIST	
BRICK OR STONE		MILL TYPE	
PIERS		REIN. CONCRETE	✓
CELLAR AREA FULL		FLOOR FINISH	
¼	½	¾	
NO. CELLAR			B 1 2 3
EXTERIOR WALLS		CEMENT	✓
CLAPBOARDS		EARTH	
WIDE SIDING		PINE	
DROP SIDING		HARDWOOD	
NO SHEATHING		TERRAZZO	
WOOD SHINGLES		TILE	
ASBES. SHINGLES			
STUCCO ON FRAME		ATTIC FLR. & STAIRS	
STUCCO ON TILE		INTERIOR FINISH	
BRICK VENEER			B 1 2 3
BRICK ON TILE		PINE	
SOLID BRICK		HARDWOOD	
STONE VENEER		PLASTER	✓
CONC. OR CIND. BL.	✓	UNFINISHED	✓
		METAL CLG.	
TERRA COTTA			
VITROLITE		RECREAT. ROOM	
PLATE GLASS		FINISHED ATTIC	
INSULATION		FIREPLACE	
WEATHERSTRIP		HEATING	
ROOFING		PIPELESS FURNACE	
ASPH. SHINGLES		HOT AIR FURNACE	
WOOD SHINGLES		FORCED AIR FURN.	
ASBES. SHINGLES		STEAM	✓
SLATE TILE		HOT WAT. OR VAPOR	
METAL		NO HEATING	
COMPOSITION	✓		
ROLL ROOFING		GAS BURNER	
INSULATION		OIL BURNER	
		STOKER	

COMPUTATIONS			
UNIT	1951		
S. F.			
S. F.			
ADDITIONS			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING			
TILING			
TOTAL			
FACT.			
REP. VAL.			

SUMMARY OF BUILDINGS												
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
GAR.	⊕ 15 C.B.	C	34		F	5050	45%	2780	A	2780	1675	✓
GAR.	⊕ 17x30 1/2 ^E FB	C	?		G	540	4%	320	B	320		✓
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951											
TAX VAL.												
OLD VAL.	1875											
CHANGE												
1951 TOTAL BLDGS.										3100		
TAX VALS.										19	19	
TAX VALS.										19	19	
TAX VALS.										19	19	