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:

100-H-00

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

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

ATTORNEYS AND COUNSELORS AT LAW

ONE CANAL PLAZA - P.O. BOX 426

PORTLAND, MAINE 04112-0426

PAUL D. PIETROPAOLI

AREA CODE 207 TELEPHONE 774-2635

March 21, 1997

VIA BA 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,

Paul D. Pietropaoli

PDP/dp

## REAL ESTATE ASSESSMENT RECORD—CITY OF PORTLAND, MAINE 860-880 LAND NOS. STREET BLDG. NO. CARD NO. DEVELOPMENT NO. AREA DIST. CHART BLOCK LOT CURR. DESC. 1 of 3 Brighton Ave. 260 TAXPAYER ADDRESS AND DESCRIPTION PROPERTY FACTORS RECORD OF TAXPAYER YEAR воок PAGE TOPOGRAPHY IMPROVEMENTS LEVEL WATER PLUZNICK MORRIS HIGH SEWER 521 CAPISIC ST. LOW GAS CITY ROLLING ELECTRICITY LAND & BLDGS. BRIGHTON AVE. #860-880 & CAPISIC ST. #511-525 ASSESSORS PLAN 260-H-1 AREA 19596 ALL UTILITIES STREET TREND OF DISTRICT PAVED IMPROVING SEMI-IMPROVED STATIC SQ. FT. DECLINING SIDEWALK TILLABLE PASTURE WOODED WASTE LAND VALUE COMPUTATIONS AND SUMMARY LAND VALUE COMPUTATIONS AND SUMMARY ASSESSMENT RECORD INCREASE DECREASE UNIT DEPTH FRONT FT. RONTAGE DEPTH DEPTH FRONT FT 1400 PRICE 19 FRONTAGE LAND FACTOR PRICE 19 FACTOR PRICE 19165 1400 2590 1570 1/2 BLDGS 6825 8225 TOTAL LAND CI+ 10% 260 BLDGS TOTAL 1700 LAND TOTAL VALUE LAND 2850 7150 21 BLDGS TOTAL VALUE LAND 8850 91 TOTAL VALUE BUILDINGS 11910 TOTAL TOTAL VALUE BUILDINGS 2675 TOTAL VALUE LAND AND BUILDINGS TOTAL VALUE LAND AND BUILDINGS 7150 SQ. FT. TO-FROM CH. BLDGS. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT 9825 SQ. FT. TO-FROM CH. TOTAL BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT LAND VALUE COMPUTATIONS AND SUMMARY LAND LAND VALUE COMPUTATIONS AND SUMMARY DEPTH FRONT FT. PONTAGE DEPTH UNIT DEPTH BLDGS. FRONT FT. 19 FRONTAGE DEPTH FACTOR PRICE PRICE 19 **FACTOR** TOTAL LAND BLDGS. TOTAL LAND BLDGS TOTAL OTAL VALUE LAND TOTAL VALUE LAND 4 LAND OTAL VALUE BUILDINGS TOTAL VALUE BUILDINGS BLDGS OTAL VALUE LAND AND BUILDINGS TOTAL VALUE LAND AND BUILDINGS TOTAL SQ. FT. TO-FROM CH. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT LAND SQ. FT. TO-FROM CH. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT BLDGS. 275@607 -165 EAR ORIG. COST RENTAL TOTAL EAR SALE PRICE LAND **EXPENSE** BLDGS EAR U. S. R. S. NET TOTAL

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