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

July 2, 2010

Julie & Stephen Williams
58 Maplewood Drive
Gorham, ME 04038

RE: 115-125 (called 119) Warwick Street – 275-I-23, 24, 46 & 47- R-3 Zone
Permit application #10-0771

Dear Mr. & Mrs. Williams,

I am in receipt of your permit application to demolish a 16' x 20' garage along with a 14' x 15' shed. You then intend to build a new 10' x 13' shed.

Please note that the use stated on your building permit is a two family dwelling. The last approved use along with a certificate of occupancy is for a single family dwelling. A search of our records do not show the required change of use permit going from a single family to a two family dwelling.

The R-3 Zone in which this property is located requires a conditional use appeal to allow an accessory dwelling unit within a single family dwelling (section 14-88(a)(2)). It will be necessary to legalize the illegal dwelling unit before this office can approve your requested application. Your permit is on hold at this time. If this office is missing information regarding the second unit's approval, please supply such information so that we can incorporate it into our data base.

I am enclosing information regarding the required conditional use appeal that is required to legalize the second unit.

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

Sincerely,

Marge Schmuckal
Zoning Administrator

Enclosures

