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

July 6, 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 M. & Mrs. Williams,

I have done some more research of your property and its use after receiving your phone message. Our microfiche does not have a change of use permit to indicate the increase to a two family dwelling. It is also a bit confusing because apparently a portion of the original lot was divided off to create a separate lot and single family dwelling in 1968. I was unable to find the Assessor's pre-1957 card for this property to further lock in a use. I do have access to a 1955 City Directory which does show the use of the property in 1955 to be a two family dwelling.

I have accepted the 1955 City Directory for the evidence that the property was a two family prior to the basis (1957) of our current Land Use Zoning Ordinance.

I have approved your permit based upon some conditions. Please note that your plans do not show where the 16' x 20' garage is located on your property before it will be demolished. If it is legally nonconforming for setbacks, you only have one year to replace it in the same footprint, or you will extinguish any rights that you have to replace it in the same location. It is your responsibility to let the Code Enforcement Officer know PRIOR to its demolition so that the garage can be documented on the lot for future reference.

I have signed off for zoning at this time. The Building Code reviewer will now review the application for compliance before the permit can be issued.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: file