



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

1576 Forest Avenue

February 27, 1989

Mr. Bernard Larsen  
c/o Moran's Market  
1576 Forest Avenue  
Portland, Maine 04103

Dear Mr. Larsen:

This office has been advised that there are currently four (4) apartment units in your building which is located in the B-1 Business Zone. On May 9, 1988, a building permit was issued for a change of use for the second floor of your building from storage to office with renovations. This work was to be performed by E & L Builders of 68 Euclid Avenue in Portland. Actually the second floor was converted to apartments instead of offices. This is in violation of the City Zoning Ordinance.

Based upon the size of your lot, 13,26 square feet of land area, only three apartments at the most could be accommodated above the store, and the third apartment would have to be approved by the Board of Appeals as a variance.

We understand that you may wish to apply for a variance subject to review by the Board of Appeals. Such space and bulk variances are based upon proof by the applicant of undue hardship, according to criteria listed in Section 14-473 (c) 1 of the City Zoning Ordinance. Application blanks for requesting a variance are enclosed with this letter and may be filed in this office, at Room 315, City Hall, 389 Congress Street, Portland, Maine 04101.

Sincerely,

Warren J. Turner  
Administrative Assistant

Enclosure: Variance forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegenman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Merlin Leary, Code Enforcement Officer  
William D. Giroux, Zoning Enforcement Officer  
Charles A. Lane, Associate Corporation Counsel