



CITY OF PORTLAND

January 7, 2004

Patricia A. Halpin
21 Wakely Ct.
Portland, ME 04103

RE: 21 Wakely Court, Parsons Pond – R-3 PRUD Development – 372-A-007-& 383-A-004

Dear Patricia,

It has come to our attention that you are using your home for a real estate business. This property is located within an R-3 residential zone that only allows home occupation uses instead of business uses. Section 14-410 outlines specific home occupation uses and the criteria that they shall meet in order to get approvals. Real estate businesses are not specifically listed. However, the same ordinance would allow you to appeal under a conditional use appeal before the Zoning Board of Appeals if your use is similar to and no more objectionable than those home occupations listed. Please review the last paragraph of the ordinance that I have enclosed.

If you wish to appeal, please contact this office for the necessary paperwork that is required to file an appeal. In the meantime, there shall be no active real estate use or use(s) performed at this location. Any such use shall be ceased immediately.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

1-3-04

City of Portland
Home Occupation Licensing
City Hall
Portland, Maine 04101

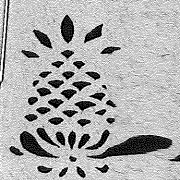
Dear Ladies/Sirs:

I'd just like to draw your attention to a real estate business which is operating out of a residential condominium unit. This doesn't seem fair to other brokers who maintain regulation commercial properties in order to operate.

Sincerely,



Elizabeth Hunter
995 Sawyer Street
South Portland, 04106



372-A-007
383-A-004
HALPIN REALTY
Patricia A. Halpin

21 Wakeley
Portland, ME 04103

207-797-2300
Cell 653-3388



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	372 A007034
Location	21 WAKELY CT
Land Use	RESIDENTIAL CONDO
Owner Address	HALPIN PATRICIA A REVOCABLE TRUST 21 WAKELY CT PORTLAND ME 04103
Book/Page	15710/052
Legal	372-A-7 383-A-4 AUBURN ST 356-370 UNIT #1005 PARSONS POND CONDO

Valuation Information

Land	Building	Total
\$12,710	\$113,820	\$126,530

Property Information

Year Built 1987	Style Condo	Story Height 1	Sq. Ft. 1364	Total Acres 0		
Bedrooms 2	Full Baths 2	Half Baths	Total Rooms 5	Attic Unfin	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/06/2000	LAND + BLDING		15710-052
01/13/1999	LAND + BLDING	\$152,500	14473-195
12/12/1995	LAND + BLDING		12257-140
12/06/1995	LAND + BLDING	\$140,000	12248-014

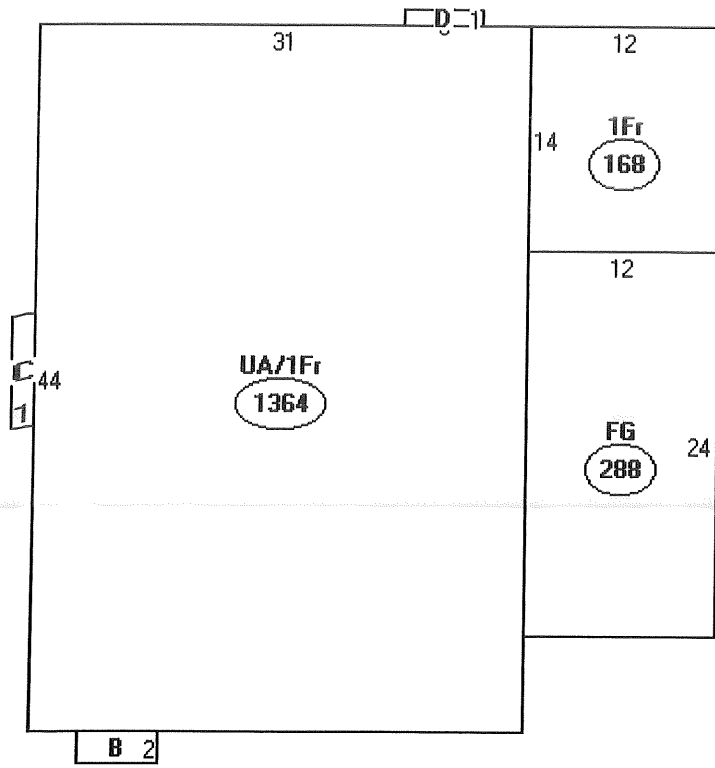
Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!



Descriptor/Area

- A: UA/1Fr
1364 sqft
- B: FBAY
10 sqft
- C: FBAY
7 sqft
- D: FBAY
5 sqft
- E: 1Fr
168 sqft
- F: FG
288 sqft