



CITY OF PORTLAND, MAINE

388 CONGRESS STREET  
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(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

17-19 Briggs St.

August 3, 1988

Gray Agency  
165 Woodford St.  
Portland, Maine 04103

Gentlemen:

This letter has been requested concerning the Briggs Street properties at #15 with existing building on the lot and the adjacent lot #17-19 which is vacant. (Chart 57-J-7 and 8).

If both of these above properties were owned by the same person, a two unit attached addition could be added to the existing building, provided the whole project complies with the current zoning and planning department requirements.

A recent amendment to the R-6 Residence Zone in which this land is located would require that 20 percent of the land area be kept as open space, and another amendment effective on December 2nd requires 1½ car spaces of off street parking for each new apartment unit and one space for each existing apartment for a total of five offstreet car spaces in addition to the 20 percent of the land for open space. In addition, an amendment for the R-6 Zone stipulates that the primary apartment must be 1,000 square feet of floor area and the accessory units must be not less than 600 square feet of floor area in an apartment house.

The project would have to have site plan review before the Planning Board in order to insure that all of the zoning and site plan requirements are being met by the proposed addition.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Merlin Leary, Code Enforcement Officer