

Gardiner

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June 22, 2005

John Chadbourne
Brady Palmer Real Estate
122 Brunswick Avenue
Gardiner, Maine 04345

Dear John:

SUBJECT: 103 BRUNSWICK AVENUE, MAP 034 LOT 285

With reference to the above property, it has been brought to the attention of this office that inconsistencies may exist between the recognized applicable zoning standards and those that are indicated by the available records.

The property is in the High Density Residential District, which does not permit offices or professional businesses in the current or previous land use ordinance. The City Assessing records dating up to 1992 indicate that doctor's offices existed on the first floor with two-family living space on the upper floors. Based upon the information you provided, it appears that four (4) separate office spaces have existed since 1991. The offices did not have any signage visible from the outside of the building and signage will not be allowed, now or in the future.

A reasonable amount of research by this office provides sufficient information that clearly demonstrates that any infringement of local zoning was not done intentionally. The inconsistencies were not recognized, and considerable time has passed without notice or complaint of the infringements.

Therefore, please be advised that the determination of this office is that the property indicated above substantially conforms to local zoning regulations as a legal existing nonconforming use, notwithstanding evidence to the contrary, and that the City of Gardiner will not take any action against the owner to enforce these violations.

If you have any questions you can reach me at the office in the City Hall building, by telephone at (207) 582-6892, by fax at (207) 582-6895 or email at ceo@gardinermaine.com during our regular working hours.

Sincerely,



Barbara E. McPheters
Code Enforcement Officer

cc: City Mayor
City Manager
Planning and Development Director
Phillip Barter
Property file
Correspondence file