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

Memo for file re: parking
RE: 218 Washington Avenue – 010 A015
April 15, 2010

Glen Morse, Shukria Wiar and I met on April 14, 2010. Mr. Morse asked to meet with us because he was concerned about the number of parking spaces he is required to have for his property at 218 Washington Avenue.

The legal use of the property is one dwelling unit on the bottom (basement) level (permit #07-0032) and professional offices on the first (permit #06-1128) and second (permit #06-1140) floors. Five parking spaces are required for the uses. At the time the permits were issued, five spaces existed.

At the meeting, Mr. Morse informed us that there has been a dispute over the location of the property line between his property at 218 Washington Avenue and the property at 202 Washington Avenue. He told us that it has been determined that the land in question belongs to the owner of 202 Washington Avenue. Mr. Morse informed us that the new, left side property line will cut through one of his existing parking spaces, so he will now only have four parking spaces. He was concerned that he did not meet the parking requirement anymore.

We determined that because the parking requirement was met at the time that the permits were issued and that one parking space has now been lost because of the property dispute, at this point the parking on site is adequate for the current uses. Any future change of use or change in the footprint or shell of the structure will require that the property meet the current parking requirements.

Ann Machado
Zoning Specialist