

**Ann Machado - RE: CycleMania Anderson St Plans**

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**From:** "CycleMania" <cyclemania@cyclemania1.com>  
**To:** AMACHADO@portlandmaine.gov  
**Date:** 12/19/2014 4:55 PM  
**Subject:** RE: CycleMania Anderson St Plans  
**Attachments:** Commercial Interior & COU Permit & chklist\_201408051451057457(4).pdf

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Ann

We do understand the first paragraph very clearly and it makes sense. The following sentence mentions that we need to apply for a change of use permit. Is that the permit that I attached? And even though that we are not changing any of our business practices (just location) do we still need to apply? And if so, when?

Thanks Again

David

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**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Friday, December 19, 2014 4:12 PM  
**To:** CycleMania  
**Subject:** Re: CycleMania Anderson St Plans

David & Edie -

As you know, 170 Anderson St is located in the ILb zone. Repair services and the Spin class (recreation centers) are permitted uses. The office space, shipping and receiving, storage and the bath and changing area are all accessory to the principal uses. As you have said, part of your business is retail of new and used bikes. Retail by itself, is not a permitted use in the ILb zone. The ILb zone only allows retail as ancillary to a permitted use. Since repair and the spin class are permitted, the retail could be considered ancillary to the repair use. If you stop doing repair at this location, then you would have to relocate your business to a zone that allows retail as a permitted use.

Yo will have to apply for a change of use permit to move into this space.

Let me know if you have any questions.

Ann Machado

Ann Machado  
Acting Zoning Administrator  
Planning & Urban Development  
Portland City Hall

(207) 874-8709

>>> "CycleMania" <[cyclemania@cyclemania1.com](mailto:cyclemania@cyclemania1.com)> 12/12/2014 4:18 PM >>>

Ann

Attached is a preliminary layout on the space we are looking at located at 170 Anderson St (corner of Anderson and Cove). We believe that we do meet the criteria within the zoning for that area base on the nature of our business. Not only do we sell bicycles and accessories, but service, rentals, internet sales, shipping, indoor spin classes are a large part of our business as well. With a seasonal staff of about 10, 7 are dedicated mechanics focusing on bicycle repair and assembly. The proposed layout of the 6519 sq ft space is design to meet to demands of each part of our business.

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Percentage of use of Space

Shipping/Receiving	561
Repair Shop	1288
Repair Bike Storage	1056
New Bike/Accessory Storage	672
Spin Class	360
Office	144
Bath/Fitting Room	256
Sub Total	4337
Retail	2182
Total	6519

Please advise us of any adjustments that are needed to meet to zoning for that space.

Thank You

Eddie Quinn  
David Brink

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