



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Acting Zoning Administrator*

March 16, 2015

Steven Kuntz
ASAP Taxi
84 R Cove Street
Portland, ME 04101

Re: 72 (84R) Cove Street- 010-H-007-002 – I-Lb Industrial Zone – illegal use as taxi repair and dispatch

Dear Mr. Kuntz,

I originally contacted you on February 6, 2014 when you applied for a Fire Permit through Business Licensing for Cutting & Welding and Repair Garages & Service Stations for ASAP Taxi & Courier Service at 84R Cove Street. On February 17, 2015 you emailed me and said "I just wanted to let you know that we are not pursuing the change of use for our location at 84 R Cove St. We may in the future but have been too busy to think about an Auto repair business". You may not be operating a garage for auto repair but as confirmed by Craig Messinger from the Fire Department as of February 26, 2015, you are doing repairs on you own cars. Because you are repairing cars in that space, you need an approved Fire permit from Business Licensing.

In order to be issued a Fire Permit, your use has to be in compliance with Zoning. As I told you on February 6, 2014 when we talked, our records show that the last approved use for 84R Cove Street was wholesale and assembly of generators for "Preparedness Experts". You are using that space to repair taxis. I don't know if you are using it for storage or the taxi dispatch office as well. You are occupying the space without a certificate of occupancy for the use as a repair garage which is a violation of the land use ordinance. You need to apply for a Change of Use Permit immediately to obtain your certificate of occupancy and bring the current use of 84R Cove Street into compliance.

You have thirty days from the date of this letter to apply for the Change of Use Permit and bring the use of the property into compliance. If our office does not receive the application within thirty days, we will turn the issue over to our Corporation Counsel and they may require that you vacate the premise because you do not have a certificate of occupancy.

I have included the Change of Use Permit and a document that outlines the application process. Please contact me with any questions.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Acting Zoning Administrator

Planning and Urban Development Department

City of Portland

207.874.8709