

Portland, Maine



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Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

January 13, 2014

Rumen Shopov
439 Congress Street
Portland, ME 04101

Re: 72 Walnut Street – 012-Q-017 – R-6 Residential Zone – property use violation

Dear Mr. Shopov,

I am writing this letter to you because it has come to the attention of our office that the current use of the property at 72 Walnut Street is in violation of the land use ordinance. Various inspections by Code Enforcement Officer Chuck Fagone have confirmed that a camper (trailer) has been placed on the property and that different vehicles have been parked at the property in the last six months. The storage of the camper and the parking of vehicles are considered dead storage. Section 14-335(c) states "off-street parking shall not include loading, sales, dead storage, repair or servicing of any kind". In other words you cannot store the camper or the other vehicles on the property. You need to bring the property into compliance by removing any vehicles that are parked there and the camper. Since the camper is located towards the rear of the lot you may not be able to remove it until the snow is gone, but you need to remove any other vehicles immediately.

72 Walnut Street is located in the R-6 Residential Zone. At this point there is no principal use associated with the property. Section 14-136 lists the uses that are permitted and section 14-137 lists the conditional uses that are allowed in the zone. In order to use the property, you need to apply for a permit to establish a permitted use or conditional use on the property. I would be happy to meet with you if you have any questions about permitted or conditional uses. I can be reached at 874-8709.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork if you decide to file appeal.

Yours truly,

A handwritten signature in black ink that reads "Ann B. Machado".

Ann B. Machado
Zoning Specialist
(207) 874-8709