



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban-Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

July 3, 2006

Fadumo W. Ali  
5 Bayside Terrace  
Portland, ME 04101

RE: 30 Washington Avenue – 013-F-007 – B-2b Zone – permit #06-0951

Dear Fadumo W. Ali,


I am in receipt of your permit application to change the use of the property at 30 Washington Avenue from a retail store to a restaurant and a retail store. Your permit is being denied because the new restaurant use requires off-street parking. Your submittal shows no off-street parking, only on-street parking. A restaurant use requires 1 parking space for each 150 square feet of restaurant area. You are showing approximately 400 square feet for the restaurant use. Therefore you must show 3 off-street parking spaces. Better interior floor plans must be submitted for this further review.

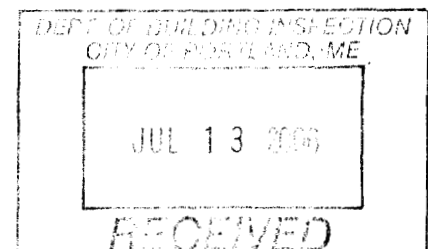
Your application also indicates that you may want to add a 20' x 30' addition onto the rear of the existing building. This addition is not part of your request. It also appears that the new addition would go over the existing property line. Please clarify if this is part of your permit request. If it is not part of your request, it should not be drawn on your application request to eliminate confusion.

Your permit can not be reviewed any further without the information that is requested. If you can submit further information within 30 days, we will be able to further analyze your application for compliance without a new application.

If you have any further questions, please do not hesitate to contact this office.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator



Cc: file

Fadumo Ali  
30 Washington Ave.  
Portland, ME 04101  
(207) 329-7882

July 13, 2006

Marge Schmuckal  
Zoning Administrator  
Room 315  
389 Congress Street  
Portland, ME 04101

*I will still need*

Dear Ms. Schmuckal,

I am writing in response to your letter regarding my application to change the use of the property at **30** Washington Avenue. I have included a copy of your letter. I would like to clarify a few of the concerns that you expressed. You mentioned that my submittal showed no off-street parking. However, there are 3 off-street parking spaces behind the property. The landlord of the building was unable to give me a floor plan showing those parking spaces and that is why they weren't included in my submittal.

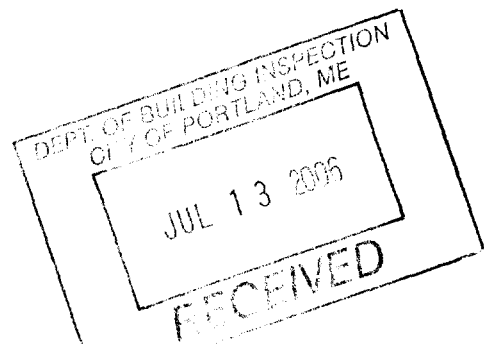
There is also confusion regarding the 20' x 30' addition in the rear of the building. This addition already exists. It was built approximately **2** years ago. The previous tenant used this space as a retail space (grocery store). Therefore, building this addition is not part of my permit request because it is already part of the property.

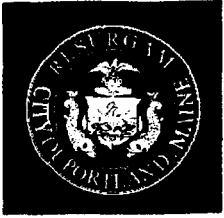
I also believe that my plumbing contractors came to you to request a permit for the retail store area to change the sinks in order to comply with the city code. They were denied because you thought that I don't have an overall building permit. However, even if the restaurant is denied, we will still be using the building as a grocery store. Therefore, this plumbing is necessary and inevitable to comply with the city code. If you could please permit them to do their plumbing work, I would very much appreciate it.

Please let me know if you have any further questions.

Sincerely,

*Fadumo Ali*  
Fadumo Ali





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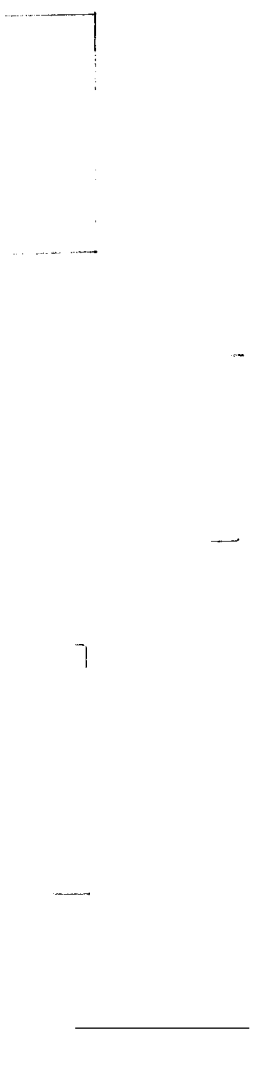
Very truly yours,/-\,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: file

ELEVATION VIEW



STREET PARKING

31.5'

Needs 3 off-street

30 WASHINGTON AVE  
PORTLAND, ME 04101

Parking Spaces