

Portland, Maine



Yes. Life's good here.

Jeff Levine, AICP  
Director, Planning & Urban Development Department

November 3, 2015

Greg's Properties Washave LLC  
26 Village Brook Road  
Yarmouth, ME 04096  
Attn: Alec Altman

RE: 6 Washington Avenue – 13-G-7 – B-2b Zone

Dear Mr. Altman,

A complaint has been received that the fence around your property at 6 Washington Avenue has been removed and the lot is now being used for parking. Parking as a principal use is not a listed, allowable use within the B-2b Zone in which this property is located. The current parking use is in violation of Section 14-182 of the Land Use Zoning Ordinance.

A similar incident occurred in 2010 and Marge Schmuckal, the Zoning Administrator at the time, sent a letter dated February 16, 2010 to you, see Attachment 1.

The lot must be vacated immediately and the fence line reestablished to maintain security. If you wish to change the use of the property at 6 Washington Avenue, you must first apply for a permit with Portland Inspection Division. If you have failed to vacate the lot and secure the property from vehicle access within 10 days of the receipt of this letter, the Department of Planning and Urban Development will commence legal action.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 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 the Zoning Administrator for the necessary paperwork that is required to file an appeal.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8720.

Sincerely,

Ann B. Machado  
Zoning Administrator

Planning and Urban Development Department

Attachment

1. Letter to Greg's Properties Washave LLC from Marge Schmuckal, Zoning Administrator, Feb. 16, 2010.

Cc: Jeff Levine, Planning & Urban Development Director  
Jennifer Thompson, Associate Corporation Counsel  
Tammy Munson, Inspection Division Director  
Stuart O'Brien, Planning Division Director  
Barbara Barhydt, Development Review Services Manager



# PORTLAND MAINE

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

February 16, 2010

Greg's Properties Washave LLC  
26 Village Brook Road  
Yarmouth, ME 04096  
Attn: Alec Altman

RE: 6 Washington Avenue – 13-G-7 – B-2b Zone

Dear Alec,

It has been noticed that the fence around your property at 6 Washington Avenue has been breached. The open lot is now being used for parking. There are three Seacoast Security trucks parked presently on the lot with other cars and trucks. Parking as a principal use is not a listed, allowable use within the B-2b Zone in which this property is located. The current parking use is in violation of Section 14-182 of the Land Use Zoning Ordinance.

The lot must be vacated immediately and the fence line reestablished to maintain security. If you wish to change the use of the property at 6 Washington Avenue, you must first apply appropriately for a permit.

If you have failed to vacate the lot and secure the property from vehicle access within 10 days of the receipt of this letter, this office will commence legal action.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 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 that is required to file an appeal

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Penny Littell, Planning and Urban Development Director  
Ann Freeman, Corporation Counsel