

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

January 24, 2001

Donald Van Ness
P.O. Box 11273
Portland, ME 04104

RE: 180-184 Commercial Street - 031-J-030 - WCZ zone


Dear Mr. Van Ness,

I am in receipt of your building permit application to add an entrance door off the front of your property. Please note that your submitted plans show other exterior alterations such as a new deck and raising and rebuilding decks.

This property is located within a WCZ zone which restricts any exterior additions or expansions of use, such as outdoor seating. There is a new take-out window shown on the plans. Outdoor seating would need to be approved separately. These uses are allowed only under a conditional use appeal that is heard by the Planning Board. I can not sign off on this type of permit until this issue is settled by the Planning Board.

I have noted some other inconsistencies with your plan. Is the front window being changed to meet the elevation design that is being shown on your plans? Also, a new sign is shown on the front of the building. Those changes also require a permit. The date on your plans were last dated December 22, 1992. Are the plans submitted up-to-date and accurate? If not, we will need accurate plans showing exactly what is intended. Your permit will be on hold until this matter can be settled. If you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: GEF LLC, PO Box 2808, South Portland, ME 04106 (owners)