

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Hand-Deliver

Stefan A. Blacart
d/b/a Paradise Lost
446 Fore Street
Portland, ME 04101

November 15, 2000

RE: 446 Fore Street, cor. 17-21 Union St – B-3 Zone - 032-R-008

Dear Mr. Blacart,

It has come to the attention of the City of Portland that you occupy a unit on the fourth floor of 446 Fore Street, and that you use that unit both as your residence and also conduct a business known as Paradise Lost from the premises.

Your business use and occupancy of the premises appear to violate several provisions of Portland's Municipal Code. For example, the business use requires a change of use permit. It is not clear, moreover, whether the business use could qualify as a home occupation or even if it might be permitted in the B-3 Business Zone in which the property is located.

The purpose of this letter is to direct you to apply for the appropriate permits immediately. Until those permits have been issued, **all business use of the premises is illegal.**

Failure to comply with this notice may subject you to the provisions of Title 30-A M.R.S.A. §4452, which includes the imposition of civil penalties, injunctive relief and the award of attorney's fees.

If you have neither applied for nor obtained the requisite permits by noontime on Tuesday, October 3rd, and you should continue to conduct the business on the premises, the City will seek a temporary restraining order requiring that business activities cease.

The premises will also be subject to review by Code Enforcement and the Fire Prevention Bureau.

Sincerely,

Marge Schmuckal
Zoning Administrator

Certificate of Service

On October 2, 2000, I delivered a copy of this letter, in hand, to Stefan A. Blacart at

_____ am/pm.

Code Enforcement Officer

Cc: Joseph L. Soley
Mark Adelson, Housing and Neighborhood Services
Mike Nugent, Housing and Neighborhood Services
Tammy Munson, Housing and Neighborhood Services
Gary Wood, Corporation Counsel
Charlie Lane, Associate Corporation Counsel
File