



PORTLAND MAINE

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

September 10, 2009

Emil Dzabiev
551-559 Commercial Street
Portland, ME 04101

Angelo Ciocca
551 Commercial St.
Portland, ME 04101

RE: 551-559 Commercial Street – 58-E-002 – B-5b Zone – Permit App. #09-0978

Dear Mr. Dzabiev,

I am in receipt of your application to change the use of the above property from car wash and detailing to a used car dealership with a repair shop. Your permit is denied because it can not meet the requirement of the B-5b Zone in which it is located.

Section 14-230.1 of the Land Use Zoning Ordinance does not list automobile sales and repair services as a permitted use. Section 14-230.3 of the Land Use Zoning Ordinance does not list automobile sales and repair services as a conditional use. Section 14-230.3 of the Land Use Zoning Ordinance states that uses that are not enumerated in either section 14-230.1 or 14-230.2 are prohibited uses.

Your permit is denied.

You have the right to appeal my decision concerning use. 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 feel free to call me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File