

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

June 22, 2016

Mr. Terrance Edwards
36 Whispering Pines Drive
South Portland, ME 04106

Re: 15 Jewel Road, Peaks Island – 089-J-002 – IR-1 Residential Zone - illegal use of property

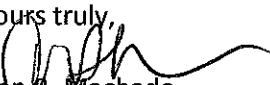
Dear Mr. Edwards:

This office has recently received complaints that you are unlawfully storing various items on your property located at 15 Jewel Road, Peaks Island (the "Property"). After an investigation, this office has confirmed that there appears to be a boat, a hot tub, and various other items being stored at the Property. This letter shall serve as notice that such storage is not permitted and the use of the Property for storage is in violation of the City's Land Use Code.

The Property is located in the IR-1 Island Residential Zone. Under Section 14-145.2 (Permitted Uses), storage of items in the manner and of the kind that you appear to be storing is not a permitted use. Moreover, although storage of miscellaneous objects can constitute a permissible accessory use, because the Property does not have a primary use (such as a home or other use permitted under the Code), there can, by definition, be no accessory use. (See Section 14-47 defining "accessory uses" to mean "Uses which are customarily incidental and subordinate to the location, function and operation of permitted uses.")

In light of the above, it is essential that you immediately stop any unauthorized use of 15 Jewel Road and bring the Property into compliance by removing the items presently stored there and refraining from storing any other items. **This letter shall serve as notice that if you fail to do so within 30 days of the date of this letter, this matter will be referred to the City's Corporation Counsel's office for enforcement action. Be advised that, under Section 1-15 of the City's Code of Ordinances and 30-A M.R.S. 4452, violations of the City's code are subject substantial civil penalties.**

You have the right to appeal this Notice of Violation. If you wish to exercise your right to appeal, you have thirty days from the date of this letter to do so. If you fail to appeal, my decision is binding. Please contact this office for the necessary paperwork if you decide to file an appeal.

Yours truly,

Ann B. Machado
Zoning Administrator
(207) 874-8709