



PORTLAND MAINE

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Lee Urban- Director of Planning and Development

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DEPARTMENT OF PLANNING AND DEVELOPMENT

December 5, 2005

Greta Roderick & Ira Dorfman
198 Prospect St.
Portland, Maine 04103

Re: Small Engine Repair at 198 Prospect St. (122 J001)

Dear Ms. Roderick and Mr. Dorfmen,

Thank you for meeting with our staff in October and November. I wanted to take this opportunity to outline what was discussed.

This office had received a complaint regarding small engine repair and its impact on the neighbors. In our meetings, it was agreed that :

- 1) The repair of lawn and yard equipment that was owned and used by the family in conjunction with regular yard maintenance such as snow removal or lawn mowing is reasonable and does not violate land use standards. Attention should be paid to the needs of the neighborhood to minimize any impacts on the neighbors; the "Good Neighbor" concept!
- 2) Obtaining lawn equipment for the purpose of repair and disposition, including but not limited to, sale, gift, donation, or recycling is a Violation of Section 14-52 of the Zoning Ordinance which simply requires that properties be used in accordance with the Ordinance. A small engine repair business is not permitted in the R3 Zone.
- 3) Having equipment, parts or supplies delivered or picked up in conjunction with item 2 is also a violation of the same referenced sections of the Ordinance.

We would like to perform an inventory of the yard equipment that you have, in the event of future complaints, we would have a benchmark to compare to. Please arrange that with our office. I can be reached at 874-8730 to arrange this.

Thank you for your expected cooperation in this.

Yours truly,

Michael J. Nugent
Inspections Division Director