



PORTLAND MAINE

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

March 13, 2009

Christos Zoulamis
276 Woodford Street
Portland, ME 04103

RE: 276 Woodford Street - 123 F020 - B-1 -
wholesale/manufacturing business

Dear Mr. Zoulamis,

Thank you for meeting with City staff on February 20, 2009 to further discuss the business operation you have established at 276 Woodford Street, Portland, Maine. As you know, I had informed you by letter dated February 12, 2009 that the use of the above property, as a manufacturing establishment, was not a permitted use in the B-1 Zone. This determination was based on information on-hand at that time. Since then, City staff has both been at the property and discussed specific details of your business plan with you. We have on file a copy of your retail menu which is available on a daily basis. It has been noted that your business is open to the general public for retail food service from 10 am to 4 pm Monday through Saturday. The public may order food prepared on site, on demand or prepared and available in your refrigerators. It is your hope and expectation that with spring and summer approaching your retail business volume will increase substantially from its present volume.

At present, while you are on site and available to service your walk in customers, you are utilizing the rear of your space to make food items which are sold to local grocery stores. Your income, presently, is largely derived from this activity. However, retail is and will remain a focus of your business enterprise during all hours of operation.

The City understands that you have a one year lease on the space. Please confirm with us prior to any resigning that your use remains the same into the future.

Thank you for your time and attention. Please contact us should you have any questions.

Yours truly,

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

Cc: Penny St. Louis Littell, Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Alexandra Murphy, City Clerk's Office
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