

PORTLAND MAINE

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Jeff Levine, AICP, Director Marge Schmuckal, Zoning Administrator

January 25, 2013

Stephen E. Mardigan 460 Baxter Blvd. Portland, ME 04103

RE: 783-789 Forest Avenue – 137-C-001 – B-2 Zone

Dear Mr. Mardigan,

It has come to the City's attention that you have changed the use of the property located at 783 Forest Avenue. The last approved use was for an office and truck storage for CN Brown Heating Oil. A previous Citgo gas station was discontinued when the underground tanks were removed in 2005. Since then, the pumps and canopy have been removed. Currently the property is being used as a huge off-street parking lot and/or automobile sales lot. The lot is stuffed with 40-50 automobiles.

Please note that B-2 Zone does not list off-street parking as a permitted use (14-182). Automobile sales are considered a conditional use to the Planning Board (14-183). This office has not received any application for a change of use declaring the new use as required.

All automobiles shall be removed within 10 days of this letter. If you wish to change the use from the previous office and oil truck storage use, you will first be required to apply for a building permit stating your intended use. We will need appropriate plans showing your use. Depending upon what your requested use is, you may need to file for a site plan review and a conditional use appeal in the Planning Division,

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal Zoning Administrator

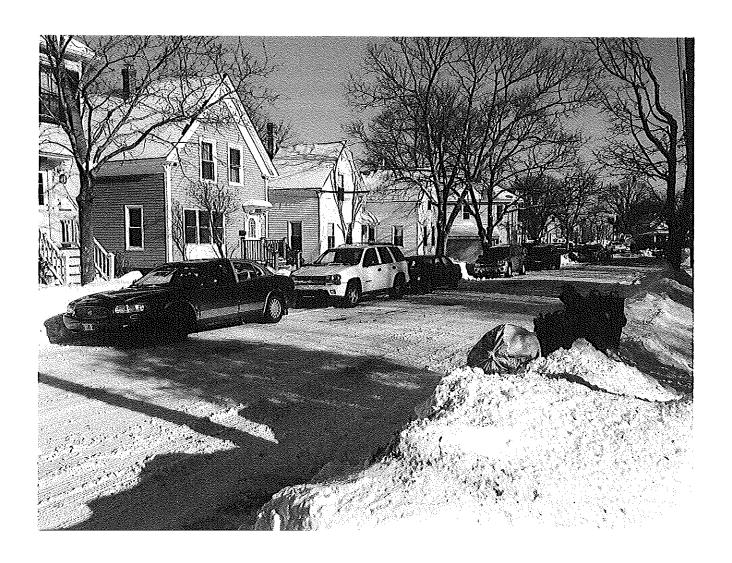
Marge Schmuckal - 783 Forest Avenue

Michael Charek <michaelcharek@gmail.com> Marge Schmuckal <mes@portlandmaine.gov> From:

1/21/2013 2:46 PM Date: Subject: 783 Forest Avenue

In the snow shot there are 8 cars parked in a row from Forest Ave up Hartley Street. 6 of them have no tags, 3 of those have dealer disclosure stickers in the







Department of The Secretary of State

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Dept. of Building Inspections City of Portland Maine

Bureau of Motor Vehicles

Recycler License Zoning Renewal

RECYCLER LICENSE. IT MUST BE COMPLE CITY/TOWN OFFICIAL, AND THE OFFICIAL	ETED AND SIGNED BY AN AUTORIZED
This is to certify that Merlin Mu	business is in compliance with all
Local building and all zoning and land use reg the issuance of all necessary permits required	business PortLand, ME 125-M-00 ulatory states, laws and ordinances, including
	Signature of authorized city/town official
	Zoning Administrator Official Title
· · · · · · · · · · · · · · · · · · ·	PortLand ME Signing for Town/City) of
NOTARIZATION REQUIRED	
State of Maine County of Cumber Umd	Date August 8, 2012
Then personally appeared the above named_	Town/City/Official Signature
And acknowledge for foregoing instrument to	be his/her free act and deed.
Before Me_	Noton Dublik / Husting of the Bases
· · · · · · · · · · · · · · · · · · ·	Notary Public / Justice of the Peace Mary P. Davis, Notary Public
My Commission Expires	My Commission Expires 07/27/2017

Town/City Official's Signature to be Notarized