



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

## NOTICE OF FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL

September 26, 2014

Changiz Fard  
684 Baxter Blvd.  
Portland, ME 04103

RE: 783 Forest Avenue - #2013-044 &amp; 2014-025 – CBL: 137-C-001

Dear Mr. Fard,

This letter is to inform you that although the Planning Board approved your Conditional Use on June 24, 2014, there are still steps that you must take in order to complete the approval process. Please review the list of conditions of approval that are listed on pages 3 and 4 of the letter from the Planning Board. All of these conditions must be completed before the site plan process is completed and before you may use your property in accordance with the Planning Board approval. If you have any questions concerning the listed conditions, please feel free to contact Jean Fraser in the Planning Division at (207) 874-8728.

Please note that until you comply with the required conditions of your approval, you are not permitted to store any vehicles on the property. Additionally, a building permit, a City Clerk's license for automobile sales and a State license for automobile sales, cannot be issued by the City until you have completed all of the conditions of approval. I encourage you to complete the site plan conditions as soon as possible. If you fail to do so within 35 days of the date of this letter (i.e. by October 31, 2014), the City may take enforcement action against you, which may include removal of the cars currently being stored on your lot and monetary penalties.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine  
(207) 874-8695Cc: Planning Division  
Corporation Counsel  
City Clerk Licensing  
Bob Greenlaw, Agent for Site Plan and Conditional Use Application  
Stephen Mardigan, Property Owner