

Behrouz Lashgarlou
24 Colonial Ave
South Portland, ME 04106
August 2, 2016

City of Portland
Planning and Urban Development Department
Planning Division
389 Congress Street
Portland, ME 04101

Dear Board Members of the Planning and Urban Development Department of the City of Portland,

As a representative of the owner of 783 Forest Avenue, Mr. Stephen E. Mardigan in regards to the proposed plan, I am writing this letter to ask the planning department and or the Planning Board to grant our request to authorize a conditional use of the above address for the purpose of establishing a Pre Owned Automobile Dealership.

The above property has always been associated with automobiles since 1968 both as a Citgo Gas Station and until recently, as a Pre Owned Auto Dealership.

This new proposed plan includes new site alterations such as replacement of the pavement with a planter box, replacing substandard sidewalks with those that are required, and narrowing of the driveway in order to completely eliminate any potential hazards and or adverse impacts on the traffic or on the pedestrians. In addition, there will be clear and visible markings on the pavement on both exit and entrance in order to inform all customers, employees, and drivers entering and or exiting the property showing that the driveway shall strictly be used as a one-way path in order to further avoid any potential hazards in relation to traffic and the overall safety of the public.

Lastly, I would like to inform you that our plan includes not permitting more than three vehicles at a time with their engines operating while in an idling position and for over a long period of time in order to eliminate excessive emissions of greenhouse gases.

Given the proposed details, we hope that our request be taken under the consideration of the Planning Board in order to establish a safe and public friendly business.

Sincerely,

Behrouz Lashgarlou