



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*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

From: Michael Charek <michaelcharek@gmail.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 1/21/2013 2:46 PM
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 window.







Department of
The Secretary of State

Bureau of Motor Vehicles

RECEIVED

07 2012

Dept. of Building Inspections
City of Portland Maine

Recycler License Zoning Renewal

THE COMPLETION OF THIS FORM IS REQUIRED FOR THE RENEWAL OF YOUR RECYCLER LICENSE. IT MUST BE COMPLETED AND SIGNED BY AN AUTHORIZED CITY/TOWN OFFICIAL, AND THE OFFICIAL'S SIGNATURE MUST BE NOTARIZED.

This is to certify that Merlin Motors is in compliance with all
Trade name of recycler business
640 Forest Ave, Portland, ME 125-M-001 -B-2b Zone
Local building and all zoning and land use regulatory states, laws and ordinances, including the issuance of all necessary permits required for the operation of this business.

Marge Schmuckel
Signature of authorized city/town official

Zoning Administrator
Official Title

Portland, ME
Signing for Town/City of

NOTARIZATION REQUIRED

State of Maine
County of Cumberland Date August 8, 2012

Then personally appeared the above named MARGE Schmuckel
Town/City Official Signature

And acknowledge for foregoing instrument to be his/her free act and deed.

Before Me Mary P. Davis
Notary Public / Justice of the Peace

Mary P. Davis, Notary Public
State Of Maine
My Commission Expires 07/27/2017

Town/City Official's Signature to be Notarized