

[E-Mail](#)[Invoice](#)[View Property](#)[Find](#)[Close](#) **Business License on File**

HTE Master ID 7986

Grease Trap Present:

Business Name: MAINE MOTOR COMPANY - PENDING

CBL: 137 C001001

Grease Trap Type:

Street Number: 783 Name: FOREST AVE

Mail Address 1: 684 BAXTER BLVD

Status: Active

Mail Address 2: PORTLAND, ME 04103

Contact Info:

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Dept: Zoning **Status** Denied **Change of use Permit Required?** Yes
Reviewer Marge Schmuckal **Status Date** 03/03/2014 **Zone:** B-2 **Issue Date:**

Comments This business has been operating without gaining an approval for the use. The applicant must submit a site plan/survey application to Planning & must go to the Planning Board for a condition use approval. No zoning approval until planning can give the ok. A letter sent to the owner on January 25, 2013 notifying him of this violation.

Create Date: 03/03/2014 **Create by:** jgardner

Marge Schmuckal - Maine Motor Company - 785 Forest Ave.

From: Business Licensing
To: Schmuckal, Marge; Second Dealers/Fire Permits
Date: 3/3/2014 11:02 AM
Subject: Maine Motor Company - 785 Forest Ave.
Attachments: Maine Motor Company.pdf

Hello,

For your approval:

Changiz S. Fard d/b/a Maine Motor Company has applied for a Used Car Dealer license for 785 Forest Ave.

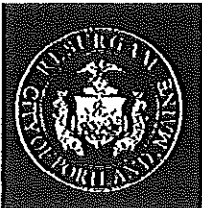
Owner:
Changiz S. Fard, d.o.b. 9/23/59, of 684 Baxter Blvd., 650-1100

Landlord:
Stephen E. Mardigan, 460 Baxter Blvd.

The owner is looking to open the business as soon as possible.

Slip attached. Please put feedback in UI.

Thanks,
Janice



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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