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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 3, 2007

Karen True
Wintergreen Financial Group
14 Sewall Street
Portland, ME 04102

RE: 14 Sewall Street – 189 A002 – B2 – Change of Use – permit #07-0797

Dear Ms. True,

I am in receipt of your application to change the use of your property at 14 Sewall Street from a single-family home to an office. Your property is located in the B-2 zone, and an office is a permitted use in this zone. There are other requirements of the zone that must be met though. The ordinance in section 14-185(a)(2) states that the minimum lot size is 10,000 square feet for non-residential uses in the B-2 zone. Your lot is 4500 square feet. Since your lot does not meet the minimum lot size requirement, I must deny your application to change the use of the property to an office.

It is my understanding that you would like to appeal this decision. You have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours Truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709