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DEPARTMENT OF PLANNING AND DEVELOPMENT

March 26, 2004

John Ponzetti
Windsor Construction
198 Saco Avenue
Old Orchard Beach, ME 04064

RE: CBL: 193 E019 Building permit application for Bancroft St./Pomeroy St. (Herrick property)

Dear Mr. Ponzetti:

The City is in receipt of your letter of dated 3/22/2004 regarding the above-referenced application. It is required that the future planned use of the property as a temple needs to go through the Planning Board Conditional Use Appeal prior to issuance of any building permits. It cannot be built to residential standards and then converted to temple use later, and the site plan must also conform to the eventual planned use requirements prior to issuance of any building permits. The Planning Department have not received or approved any site plan for this project.

All technical submission for this project must comply with the Conditional Use standards and the Building Code

Pursuant to Section 14-461 of the Zoning Ordinance, the permit application must be denied as the proposal is not in compliance with the ordinance. Permits can only be issued when the plans and intended use indicate that the building, structure or premises conform with the provisions of the Zoning Ordinance. With regard to construction documents, the construction of an assembly building requires design work by a design professional, licensed in the State of Maine.

This constitutes an appealable decision pursuant to Section 14-472 of the Zoning Ordinance. Please feel free to contact me at 874-8700.

Yours truly,

Mike Nugent
Manager of Inspection Services

