



Douglas Morin <drm@portlandmaine.gov>

Fwd: Zoning question

2 messages

Christina Stacey <cstacey@portlandmaine.gov>
To: Douglas Morin <drm@portlandmaine.gov>

Thu, Oct 5, 2017 at 2:23 PM

FYI, this is the complaint I got on the landscaping company.

----- Forwarded message -----

From: **Sandy Harris** <sandrash@maine.rr.com>
Date: Thu, Sep 7, 2017 at 4:40 PM
Subject: Re: Zoning question
To: cstacey <cstacey@portlandmaine.gov>

Hi Chris,

They keep one large truck, one regular size pick up and one compact car that all bear the company logo- Larkspur Design.

They have one employee that resides at the residence with them so his personal truck is there as well.

There is another employee that appears to be living in a make shift camper that is parked behind Breakwater school on Albion Road a lot of the time. The small parking area is meant for patrons of the school or those using the fields I would think. Not as a camp site.

As far as how many people come and go- it seems to vary. There are usually at least 3 extra cars parked along the road and in front of our house besides the 2-3 that are always parked in front of 76 Mayer Road. There are times that there are more.

They also do Air B&B so the road is clogged with cars a lot of time no matter what day of the week it is.

There seems to be any where from 2-5 employees that come and go on a daily basis.

As I said before it's just difficult to try to enjoy your home when you feel like the road has become a business parking lot and you're stuck in the middle of it.

Thank you so much for your help.

Sandy Harris's

Sent from my iPhone

On Sep 7, 2017, at 3:11 PM, cstacey <cstacey@portlandmaine.gov> wrote:

Hi Sandy,

The property is located in the R-3 Residential Zone, which is mostly limited to residential use. Only very limited commercial use is allowed, largely confined to [home occupations](#). As you can see from the list of allowed occupations, landscaping is not a business that can be operated from a home, with the exception of a single snowplow for a snowplowing business, so the city would not issue a permit for this. They would have the opportunity to appeal to the ZBA to get approval for a "similar but no more objectionable use" as those listed, but it seems unlikely that a business to the extent you describe would be approved by the ZBA, especially considering that the storage of large vehicles is prohibited and that only one non-resident employee is allowed. Do you have an estimate of how many employees arrive each day? How many landscaping trucks do they keep at the property?

I am happy to have one of our inspectors investigate this situation and we will address any violations found.

Sincerely,
Chris Stacey
Zoning Specialist

On Tuesday, September 5, 2017 at 4:58:29 PM UTC-4, sandrash@maine.rr.com wrote:

Hello,

I have a few questions about the road I reside on and what is is zoned for. I live at [71 Mayer Road](#) in Portland. I have lived here for 18 1/2 years and it has always just been a residential neighborhood. However, about 2 years ago some new neighbors moved in and we soon discovered that they run a landscaping business out of their house at 76 Mayer Road, which is just across the road from us. The landscaping business is not the issue so much. The issue is that their employees drive to the house, take the company trucks out to work for the day and park their cars all up and down the road. It is a narrow secondary road. There are always cars parked in front of their house which is just across from the opening to our driveway. Also, cars park on the same side of the road as our house right up to the edge of our driveway which makes it very difficult for us to get in and out of our driveway. When any other service vehicles come down the road IE trash pick up, UPS, Garbage to Gardens, etc. there is no place for them to pull over so they have to stop and park in the middle of the road. It is concerning as there is no way any emergency vehicle could ever get through when they have a big truck stopped in the middle of the road to make a delivery to them. There is barely enough room for a regular vehicle to get through.

We have not spoken to the owners of the business about it as we didn't know what the zoning regulations are.

So if you could please let me know if Mayer Road is zoned for business use that would give us someplace to start. If it is, we'll just have to deal with it as we have so far.

Thank you so much for your assistance.

Sandy Harris
[71 Mayer Road](#)
[Portland, ME](#)

sandrash@maine.rr.com

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Chris Stacey - Zoning Specialist
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Douglas Morin <drm@portlandmaine.gov>
To: Christina Stacey <cstacey@portlandmaine.gov>

Thu, Oct 5, 2017 at 2:25 PM

Hi,

I created a complaint from Zoning for a zoning violation. I will copy email and place it in the G-drive.

Thanks,
Doug
[Quoted text hidden]

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Douglas Morin
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10/5/2017

City of Portland Mail - Fwd: Zoning question

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