

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

March 27, 2003

Tim Veilleux  
C/o Ben Alprine Machine Co.  
P.O. Box 1686  
Lewiston, ME 04240

RE: 1263 Forest Ave., cor. Eleanor St. – 292-F-009 & 22 – R-5 zone (existing 2 family d.u.)

Dear Tim,

Per our most recent conversation I am enclosing a copy of a site plan application with a copy of the site plan definitions that delineate what activities trigger a site plan review. The creation of paving and creating new parking spaces requires a site plan review. There is also a question of car sales on this new area. It has been noted that you have been selling cars in this newly paved area. As I stated to you, car sales as a business use, are not allowable under the R-5 residential zone. Your application should explain and outline the exact use of this newly paved area.

This site plan review must be resolved prior to the issuance of your request for a building permit to construct a new, detached two car garage. We have been having continued discussions concerning the requirements for an accurate plot plan for this proposed garage. I need an accurate site plan showing the setbacks. I will also need a cover letter from you explaining all the uses of the area above the garage. Your detached garage is also subject to the R-5 regulations (section 14-120) that limit the height of your garage to not more than 18 feet. Your original submittal shows that garage to be over 18 feet in height. I will need revised plans showing that you comply with the R-5 requirements. I have also included a copy of the dimensional requirements under the R-5 zone.

Your current permit application is on hold until all the above issues are brought into compliance.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc to: Sarah Hopkins, Planning  
Jay Reynolds, Planning  
Penny Littell, Legal