



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**Re: questions about the use of your property on Bishop Street**

2 messages

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**Helen Donaldson** <hcd@portlandmaine.gov>

Wed, Oct 12, 2016 at 7:38 PM

To: Josh &lt;juatree@aol.com&gt;, Ann Machado &lt;amachado@portlandmaine.gov&gt;

Josh,

I spoke with Anne and Barbara today, after we all had a chance to look into the zoning and your existing, established use. Based on our interpretation, so long as the proposed use qualifies as vehicle repair (i.e. it's the same as the existing use), you would be permitted to continue the use of the property for that purpose without a conditional use review from the Planning Board. You would not be permitted to sell cars on the property.

I've copied Ann here. If you have any follow up questions, she is probably the better person to answer them.

Hope this helps clarify things a bit.

Best,  
Nell

On Fri, Oct 7, 2016 at 12:51 PM, Josh <juatree@aol.com> wrote:

Thanks

Sent from my iPhone

On Oct 7, 2016, at 12:28 PM, Helen Donaldson <hcd@portlandmaine.gov> wrote:

Josh,

I wanted to touch base to let you know that I'm working on a good answer to your question. This falls in a little bit of a gray area in the zoning, and I just want to make sure I'm giving you the best advice about how to move forward.

I'll be in touch as soon as I can. In the meantime, have a good weekend.

Nell

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Nell Donaldson  
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**Helen Donaldson** <[hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov)>

Thu, Oct 13, 2016 at 10:13 AM

To: Josh Praver <[juatree@aol.com](mailto:juatree@aol.com)>, Ann Machado <[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)>

Josh,

I'm sorry I misunderstood your question.

The change of use permit from 2014 established the use as 'vehicle repair, storage, and general office use including taxi dispatch and other fleet vehicles.' Thus, you can continue this use without a conditional use review.

Selling cars is not permitted under the existing, established use. In order to sell cars on the site, you would have to establish an automobile dealership as a new use under the conditional use provisions of the B-2c zone. You would submit a conditional use application, and the review would be done by the Planning Board. The use would be weighed against the standards of 14-183 and 14-474.

Let me know if you have further questions on this.

Nell

On Thu, Oct 13, 2016 at 3:03 AM, Josh Praver <[juatree@aol.com](mailto:juatree@aol.com)> wrote:**Helen,****Please clarify the use of thf 70 Bishop street as a repair garage with the secondary use of selling of cars.****It is clear about about the repair part of the garage, as it has been Grandfathered to do so.****What still remains unclear is my earlier inquiry about the sale of cars (as a minor use) from this repair garage.****When Section 14-218 #5 speaks of a Auto Dealership as a possible use in the B-2c zone.****Josh**

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