



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Acting Zoning Administrator*

December 4, 2014

A & M Partners LLC
380 Warren Avenue
Portland, ME 04103

Re: 188 Warren Avenue – 295-G-007 – B-4 Zone – vehicle storage

Dear Mr. Girard,

This letter is a follow up to the telephone conversation that we had on November 24, 2014 about the vehicles that are stored at your property at 188 Warren Avenue. At that time you told me that you were using the property to store vehicles from one of your businesses on Riverside Street. I told you that I would get back to you about whether that use was permitted or not.

188 Warren Avenue is located in the B-4 Commercial Corridor Zone. Section 14-229.11 lists the uses that are permitted in the zone and section 14-229.11.1 list the conditional uses that are allowed in the zone. Section 14-229.12 states that "uses not expressly enumerated in section 14-229.11 as permitted uses are prohibited". Since the storage of vehicles is not a permitted or conditional use in this zone, it is not legal and therefore you need to bring the property into compliance.

You have thirty days from the date of this letter, to bring the property into compliance by removing the stored vehicles. Until you establish a use that is permitted by applying for the proper permits, this lot needs to remain vacant.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. Please contact me for the necessary paperwork if you decide to file an appeal.

Please feel free to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
207.874.8709