

Permit No. **99 055 4**

**PERMIT ISSUED**  
 Permit Issued:  
**JUN 3 1999**  
**CITY OF PORTLAND**

Zone: **CBL**: 296-A-006

Zoning Approval: *Special Zone*

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm  o

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CEO DISTRICT**

Location of Construction: 421 Warren Ave. Portland 04103	Owner: <b>Alfred Waxler</b> Phone: (207) 773-5653	Lessee/Buyer's Name: Phone:	Business Name: Phone:
Owner Address: P.O. Box 6681 Portland 04104	Contractor Name: Alfred Waxler	Address:	Proposed Use: Mobile Home & Car Sales Lot
Past Use: Mobile Home Sales Lot	COST OF WORK: \$25.00	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: _____
Proposed Project Description: Change Of Use	Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	Signature: _____ Date: _____
Permit Taken By: <b>S.P.</b>	Date Applied For: <b>May 14th, 1999</b>	Signature: _____ Date: _____	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

**PERMIT ISSUED WITH REQUIREMENTS**

\_\_\_\_\_  
 SIGNATURE OF APPLICANT

\_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ DATE: **May 14th, 1999** PHONE: \_\_\_\_\_

\_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

**White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector**

P.O. Box 6681  
Portland, Me 04101

Ms Marge Schmuckel  
zoning Administrator  
City of Portland  
389 Congress St.  
Portland, Maine 04101

Hand Delivered



# CITY OF PORTLAND, MAINE

## Department of Building Inspection

May 14 19 99

Received from Alfred Waxler a fee

of \_\_\_\_\_ /100 Dollars \$ 25.00

for permit to install  
erect  
alter Change of Use

at move  
demolish 421 Warren Ave Est. Cost \$ \_\_\_\_\_

CH# 1348

Inspector of buildings  
Per S. Prasad

### THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy

7/16/99





**CITY OF PORTLAND**

November 17, 1997

Al Waxler  
P O Box 6681  
Portland ME 04101

RE: Warren Avenue Automobile/Mobile Home Sales

Dear Mr. Waxler:

On November 13, 1997, the Portland Planning Authority granted minor site plan approval for the mobile home and automobile retail facility on Warren Avenue, with the following conditions:

1. That a note be added to the plan stating "that the development site will be paved and granite curbing will be installed along the property's frontage on Warren Avenue (to City of Portland standards) when and if a permanent structure is installed or constructed on site in the future."
2. That two trees be planted in the grass area. Appropriate trees are listed in the *City of Portland Technical Standards*.
3. That a four-foot bituminous sidewalk be installed along the property frontage connecting to the (east) abutter's driveway pavement and located five (5) feet south of the Warren Avenue r.o.w./property line.
4. That a note be added to the plan stating that "no more than twenty (20) cars, trucks, and/or mobile homes may be stored or exhibited on site. Any additional storage or exhibition of vehicles will require an amendment to the approved site plan."

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

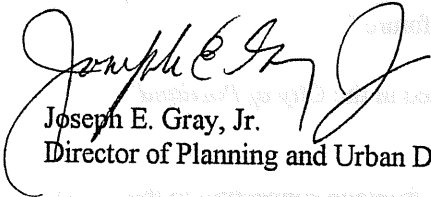
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

*Warren Ave  
Mobile Home  
Storage*

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
 Sarah Hopkins, Senior Planner  
 P. Samuel Hoffses, Building Inspector  
 Marge Schmuckal, Zoning Administrator  
 Kathi Staples PE, City Engineer  
 Development Review Coordinator  
 William Bray, Deputy Director/City Traffic Engineer  
 Jeff Tarling, City Arborist  
 Natalie Burns, Associate Corporation Counsel  
 Lt. Gaylen McDougall, Fire Prevention  
 Mary Gresik, Building Permit Secretary  
 Kathleen Brown, Director of Economic Development  
 Susan Doughty, Assessor's Office  
 Approval Letter File

LAND USE - ZONING REPORT

ADDRESS: 421 Warren Ave DATE: 5/26/99

REASON FOR PERMIT: to change the use from mobile home sales lot to mobile home and car sales lot

BUILDING OWNER: Alfred Waxler C-B-L: 296-A-6

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #11, #8

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the \_\_\_\_\_ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition This permit is not authorizing any changes to your site plan application approval. You need to contact planning for any changes to your site plan. This permit is only allowing the additional use of car sales lot.

Marge Schmuckal, Zoning Administrator

*Marge Schmuckal*

**ALFRED J. WAXLER**

Mail:  
P.O. Box 6681  
04101

Phone (207) 773-5853  
Fax (207) 772-7554

PORTLAND, MAINE  
May 22, 1999

Gary C. Wood  
Corporation Counsel  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: Second Hand Dealer Licence at 421 Warren Ave. & Permanent  
Certificate of Occupancy

Dear Gary,

Yesterday I received word from Blue Rock Industries that the sidewalk will be finished Friday afternoon (May 21). The two trees required in the site plan approval have been in place since September of 1998. They have been approved by Sarah Hopkins.

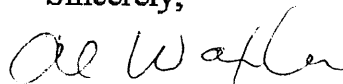
The necessary material to file for the license has been forwarded to the Licensing Official, Darren O'Brion. He informed me that as soon as you give the O.K. these licenses will be issued.

A \$25.00 fee has been paid to building inspection to empower Marge Schmuckel to add officially the used car & truck sales to the original application filed in 1985. Marge is also awaiting your O.K.

To repeat myself, as in previous letters, if it took every applicant 14 years to open an unimproved parking lot for the sale of used cars, trucks, mobile homes, and including construction equipment used to install manufactured housing, there would be no auto sales businesses in Portland.

I see no reason that this exercise cannot be completed **before** June 1, 1999 when the temporary Certificate of Occupancy expires.

Sincerely,



AJW/bhw  
Darren O'Brion  
Marge Schmuckel



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <i>421 Warren Ave 04103</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>296</i> Block# <i>A-006</i> Lot#	Owner: <i>Alfred J. Waxler</i>	Telephone#: <i>2735853</i>
Owner's Address: <i>Alfred J. Waxler P.O. Box 6681 Portland</i>	Lessee/Buyer's Name (If Applicable)	Cost of Work:      Fee \$ <del>0</del> \$ <i>25</i>
Proposed Project Description: (Please be as specific as possible) <i>Additional to mobile home sale to cover sale of cars taken in trade in normal course of business</i>		
Contractor's Name, Address & Telephone <i>Alfred J. Waxler</i>		Rec'd By <i>2735853</i>
Current Use:	Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

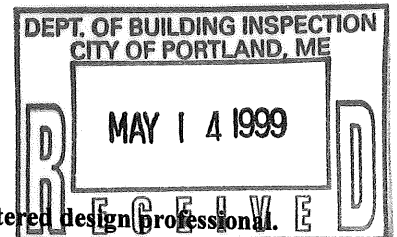
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Alfred J. Waxler</i>	Date: <i>5/14/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 421 Warren Ave

Issued to Your H0me, Inc.

Date of Issue June 18, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. <sup>APPLICATION DATE</sup> 4/24/85, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below. M.N.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Lot

Unimproved parking lot for the sale and display of mobile homes

**Limiting Conditions:**

Not inteded to construe building code compliance

This certificate supersedes certificate issued

Approved:

6/18/99 per Gary Woods  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

7/15/99

Please issue a corrected certificate of Occupancy or refund the \$25-Fee Pd.

A. Waxler -



## CITY OF PORTLAND

November 17, 1997

Al Waxler  
P O Box 6681  
Portland ME 04101

RE: Warren Avenue Automobile/Mobile Home Sales

Dear Mr. Waxler:

On November 13, 1997, the Portland Planning Authority granted minor site plan approval for the mobile home and automobile retail facility on Warren Avenue, with the following conditions:

1. That a note be added to the plan stating "that the development site will be paved and granite curbing will be installed along the property's frontage on Warren Avenue (to City of Portland standards) when and if a permanent structure is installed or constructed on site in the future."
2. That two trees be planted in the grass area. Appropriate trees are listed in the *City of Portland Technical Standards*.
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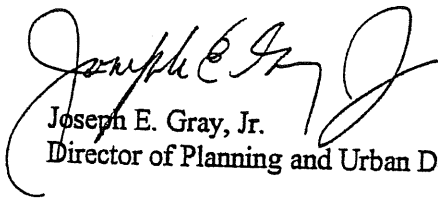
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
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If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

296-7-006

**TO:** Duane Kline, Finance Department

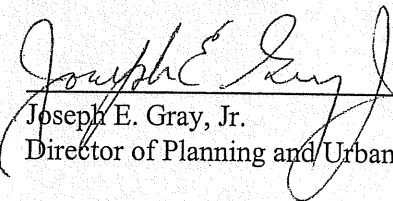
**FROM:** Joseph E. Gray, Jr., Director of Planning and Urban Development

**DATE:** August 12, 1999

**SUBJECT:** Release of Letter of Credit  
421 Warren Avenue

Please release Letter of Credit Account #61451-656 in the amount of \$1,300.00 for the automobile/mobile home sales lot. Please send this letter to Sherry Torrey at Peoples Bank. Thank you.

**Approved:**

  
\_\_\_\_\_  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Sarah Hopkins, Senior Planner  
Code Enforcement  
Jim Wendel, Development Review Coordinator

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Your Home, Inc.

Mailing Address P. O. Box 6681 - 773-5853

Date April 1985  
Address of Proposed Site 423 Warren Avenue

Proposed Use of Site 1 acre plus /

Site Identifier(s) from Assessors Maps

Acreage of Site 4.4 Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (  ) No

Board of Appeals Action Required: ( ) Yes (  ) No

Planning Board Action Required: ( ) Yes (  ) No

Proposed Number of Floors

Total Floor Area

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED									<input checked="" type="checkbox"/>						
APPROVED CONDITIONALLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>R/R</u>		
DISAPPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Site plan is incomplete as per sec 14-526-C(1,2) of the City of Portland Municipal Code

(Attach Separate Sheet if Necessary)

Robert J. Roy July 29, 1985

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant \_\_\_\_\_

Mailing Address \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Date \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

PLANNING DEPARTMENT REVIEW

5/1/85  
(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED	N/A	✓	✓	✓	✓	✓	✓	✓	✓				REASONS SPECIFIED BELOW

REASONS: The plan lacks sufficient information in the above areas, thus the plan has been disapproved as an incomplete site plan. Attached is the correspondence regarding this project.

(Attach Separate Sheet if Necessary)

Barbara Garkett 7/25/85

SIGNATURE OF REVIEWING STAFF/DATE

**From:** Sarah Hopkins  
**To:** Gray, Joe, Gresik, Mary, JAEGERMAN, ALEX, LIT...  
**Date:** Tue, Oct 20, 1998 3:46 PM  
**Subject:** hallelujah!

Today, the Planning Division will be signing off on the Al Waxler site plan for 423 Warren Avenue. We have received a performance guarantee and inspection fee for the project and have no objections to the granting of a building permit. (Mary, this application was made in 1985 and due to a court decision, we are still working with the same application. Therefore, it will not show up on the computer.)

I am a happy planner.  
-sarah



ALFRED J. WAXLER

296-A-006

Mail:  
P.O. Box 6681  
04101

Phone (207) 773-5853  
Fax (207) 772-7554

PORTLAND, MAINE

May 13, 1999

Peter Holmes  
Harbour Auto Body  
401 Warren Ave.  
Portland, Me.

*Sent via certified mail  
Return Receipt.*

30 DAY NOTICE

Re: Construction Debris on Waxler Property

Dear Peter:

During construction of your new facility I graciously allowed you access to my property during the construction period. My reward has been nothing but grief.

As you know your contractor pushed all of the broken blocks left over from your job onto my property. It is now time to remove this mess.

Peter, your false report to the City Building Inspection Department that I was filling wetland is cruel and malicious. You have destroyed the relationship with your neighbor on one side of your property, John Vance. Now your working to destroy any good relationship you had with me.

The purpose of this letter is to advise you that if your pile of rubble is not removed within 30 days I will remove it and you will be responsible for all costs incurred.

Sincerely,

*Alfred J. Waxler*

AJW/bhw

pc

Michael Nugent  
Building Inspection Department.

**ALFRED J, WAXLER**

Mail:  
P.O. Box 6681  
04101

Phone (207) 773-5853  
Fax (207) 772-7554

PORTLAND, MAINE

May 14, 1999

296-R-006

Ms. Marge Schmuckal  
Zoning Administrator/ Asst. Chief of Inspection Services  
389 Congress Street  
Portland, Maine 04101

Re: Site Plan/Zoning License Approval 421 Warren Ave.

Dear Marge:

This is a cover letter included with a copy of the site plan on file with Sarah Hopkins in the City Planning Office.

Pleased note that used cars and trucks are included.

Also note that in my 35 years in business I have taken boats, motorcycles, mobile homes, houses and construction equipment in trade on cars and also on mobile homes.

The material presently stored on the property is used daily in my business, as a State Licensed Manufactured Housing Dealer, in the construction of mobile home pads and the installation of manufactured housing.

This parcel of ground that this currant site plan is concerned with is one acre with 20 acres adjacent in the same zone under common ownership, mine. Should this area become overburdened I will come in and file for additional space.

Sincerely,



pc:  
Michael J. Nugent  
enc:  
site plan map