



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 19, 2011

Peter Findlay
1556 Washington Avenue
Portland, ME 04103

RE: 1556 Washington Avenue – 347-E-14 & 15 – R-3 Residential Zone

Dear Mr. Findlay,

It has come to my attention that you are selling three cars in the front yard of the property you lease at 1556 Washington Avenue. This property is located in an R-3 residential which limits uses such as selling cars. The Land Use Zoning Ordinance allows you to sell your own vehicles on the property you occupy as long as the vehicle is not located in the required front yard of 25 feet from the front property line. It does not allow you to sell vehicles on this property registered to other people.

Currently only one of the three vehicles that are offered for sale is registered in your name, which is the grey Lexus. The other two vehicles for sale on your property, the Grey Tundra Toyota truck and the Black Chevy truck with commercial plates, are registered to James Lombardo of 75 Pride Street, Westbrook. They cannot be sold on this property. General car sales are not an allowable use in the R-3 residential Zone.

The Lexus must be moved back beyond the required 25 foot front setback line from the front property line. The Toyota truck and Chevy truck must be removed immediately from the property. The Land use Zoning Ordinance does not allow you to sell these vehicles on this property. A re-inspection will be made on April 29, 2011. Any noncompliance with the City's Ordinances can result in legal action.

If you have any questions regarding this matter, please feel free to contact me at 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: Property Owners: Julia Volger and Victoria Hill, 31 Mona Road, Portland, ME 04103