



PORTLAND MAINE

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Planning & Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

October 14, 2004

Mr. John Wise
Alpine Realty Corp.
120 Exchange Street
Portland, ME 04101

RE: Capricorn Products Change of Use, 1 Rice Street
ID #2004-0040, CBL #354-A-003

Dear Mr. Wise:

After a recent site visit, it has come to our attention that the development of the site is not in compliance with the approved site plan.

As part of the site plan approval, you were required to provide 63 parking spaces on site. The approved site plan showed 15 existing parking spaces and an additional 50 parking spaces were to be constructed, for a total of 65 parking spaces. However, the 15 parking spaces shown as existing, are not striped and are being used for outdoor storage and only 42 additional parking spaces were constructed.

To bring your development into compliance, you must stripe the 15 parking spaces on the westerly edge of the pavement near the loading docks and you must construct an additional 6 parking spaces to meet the 63 parking spaces required by zoning.

If you have any questions, please do not hesitate to contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

CC: Lee Urban, Planning and Development Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator