



Ann Machado <amachado@portlandmaine.gov>

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## 235 Presumpscot St - Permit #2016-01157 - Change of use to self Storage units

1 message

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**Ann Machado** <amachado@portlandmaine.gov>

Mon, Jun 6, 2016 at 11:38 AM

To: Brad Moll <brad@dunham-group.com>

Brad -

I just tried to call your cell phone but decided not to leave a voice mail.

There are two issues with this permit. The first is for whatever reason, the plans that were submitted for this permit will not upload to our eplan program so I cannot see what is proposed. Our front staff tried to upload them again but was unsuccessful. We have contacted our IT person but she has not gotten back to us. I don't know if you submitted them by email or with a CD or flash drive, but could you resend the plans as pdfs to me to see if we can upload them?

Second, self-storage units are not listed as a permitted use (section 14-247) in the IM zone. They are considered a separate use from a warehouse/distribution use. Section 14-248 does allow what are considered Performance Based uses. Here is the section:

*Sec. 14-248. Performance based uses.*

*Uses not expressly permitted as provided in section 14-247 or expressly prohibited in section 14-249 may be permitted if they meet the following conditions and standards:*

- (a) The proposed development is consistent with the purposes of this zone.*
  - (b) The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise levels, emissions, traffic, lighting, odor, and any other potential negative impacts of the proposal.*
- (Ord. No. 164-97, § 7, 1-6-97)*

Self-storage units may be allowed under this section, but you need to make an argument in writing to demonstrate how the conditions and standards listed above would be met for the use as a self-storage units.

Please let me know if you have any questions.

Ann

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