

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

March 5, 2001

James R. Seymour  
C/o Sebago Technics, Inc.  
One Chabot Street  
P.O. Box 1339  
Westbrook, ME 04098-1339

RE: 326 Presumpscot Street - 422-B-009 - IL zone

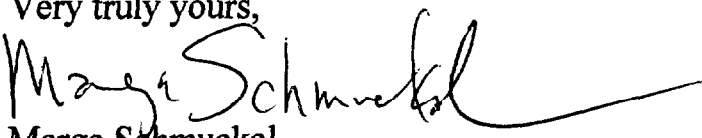
Dear Jim,

I am in receipt of your letter dated February 12, 2001 in which you request that Mr. Benjamin or the operator of the property be allowed to continue the impounded car lot. I have discussed this request with Mark Adelson, who is the Director of Housing and Neighborhood Services. We both agree that the illegal tow lot use can not continue, and your request can not be honored.

This morning I have spoken to Mr. Benjamin concerning this matter. I explained that as of this date, he or his operator of the property can no longer tow cars to this lot. The police department will be notified. The cars (10 or so per our conversation) that remain on the property are apparently there because owners have abandoned them after they were towed there. As explained to me, the State requires that a title be reissued to the operator before it can be sold for scrap. This procedure takes a while to complete. These cars shall be removed as soon as the State gives proper title. As explained, no further active towing shall be allowed to this location until all approvals have been obtained.

I understand that during the meantime, a site plan application is being worked on for submittal. I am looking forward to reviewing that application. Please call if you have any questions.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

**Cc: File**

**Mark Adelson, Director of Housing & Neighborhood Services**

**Edward Benjamin, 4 Diamond Ridge Way, Falmouth, ME 04105**

**Scott Butterfield, PO Box 3905, Portland, ME 04101**

**Arthur Rowe, Code Enforcement Officer**

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**CITY OF PORTLAND**

July 23, 2001

Ed Benjamin  
4 Diamond Ridge Road  
Falmouth, ME 04105

Scott Butterfield  
P.O. Box 3905  
Portland, ME 04101

RE: 326 Presumpscot Street - 422-B-009 -IL zone

Dear Mr. Benjamin and Mr. Butterfield,

This office completed an inspection of your property at 326 Presumpscot Street on July 12, 2001, and found it is still being used as an impoundment lot for your towing company. As an illegal, nonconforming use, it is still in violation of the land use code section 14-232, as indicated in the City's previous letter of March 5, 2001.

The City has generously extended the time limit for this nonconforming use, pending the approvals of your new site on Bishop Street as referenced in our letter of March 9, 2001. Now that the Bishop Street site has received its approvals, you are hereby notified that you have 30 days from the date of this letter, or by **August 23, 2001**, to cease the use of the Presumpscot Street lot. All vehicles must be removed and the lot cleared of debris. No additional extensions will be given for this use. I suggest you apply for the building permit as soon as possible for the Bishop Street site and pay the performance guarantees as required.

Failure to comply with the above order will result in legal action with our City's Corporation Counsel.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Dir. Housing and Neighborhood Services  
David Chamberland, Esq.  
Jim Seymour, Sebago Technics  
Officer Jeanine Roberts, Portland Police Dept.