

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

May 13, 2004

Chi Li  
1435 Forest Avenue  
Portland, ME 04103

RE: 1435 Forest Avenue – 430-D-004 – R-3 Residential Zone – permit #04-0544

Dear Mr. Li,

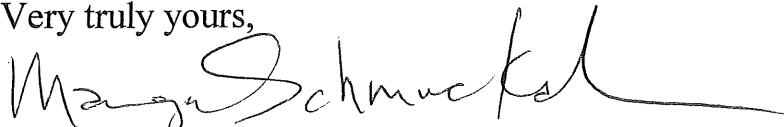
I am in receipt of your sign application to request to paint signs attached to the entry stairs to the Fortune Garden at 1435 Forest Avenue. Your permit is being denied because these signs were never legally permitted and have expanded your legal nonconformity for signage on this property.

Our records show a permit application on October 7, 2002 for replacing panels in existing building signs. These signs were very specifically denoted for the two wall signs 2.5' x 8' on either side of the entry and for the 5' x 6' projecting sign over the sidewalk. Those were the ONLY approved signs. There was a very specific condition on that permit approval which stated: "This permit is only permitting the changing of the panels within existing signs. Legal nonconforming uses shall NOT allow the increase in the square foot of signage".

According to the area code enforcement officer, these signs are already in place. They are required to be removed with in ten (10) days of the receipt of this letter.

You have the right to appeal my decision concerning these signs. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeals. Please contact this office for the information on how to appeal.

Very truly yours,

  
Marge Schmuckal, Zoning Administrator

Cc: Kevin Carroll, Code Enforcement Officer