

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

Proprietors of Custom House Wharf

July 20, 2000

92 Commercial Street  
Portland, ME 04101  
Att. Patricia French

RE: 92 Commercial Street - 030-A-001 - WCZ

Dear Patricia,

I am in receipt of your application to change the use of the existing parking lot at 92 Commercial Street to add the use of exterior bike rentals. From what is submitted, the bike rental activities, including bicycle storage and displays will be outside of the parking lot attendant shed. This proposed activity is located entirely within the WCZ, Waterfront Central Zone. This is a very restrictive zone which does not allow retail or service uses unless it is entirely located within a structure that existed since January 4, 1993 and that structure is within 35 feet of the southerly edge of Commercial Street [section 14-314(5)].

This permit application is being denied because it can not meet the permitted use requirements of the WCZ zone. You have the right to appeal my decision within 30 days of the date of this letter. Please note that use variance appeals are extremely difficult to have granted by the Zoning Board of Appeals.

It is my understanding that this use has already been established at this location without the necessary approvals. It will be necessary to discontinue this use immediately. You plans states that the bicycles are stored elsewhere every night, so the impact of discontinuing this use immediately is minimized. It is expected that this use be discontinued within 24 hours of notification.

If you have any questions please do not hesitate to contact this office. I have included the necessary paperwork that you need to apply for an appeal.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

CC: Mark Adelson, Housing & Neighborhood Services  
Arthur Rowe, Code Enforcement Officer  
Penny Littell, Corporation Counsel  
File