

Zoning Division  
Marge Schmuckal

Zoning Administrator



Department of Planning & Development  
Lee Urban, Director

## CITY OF PORTLAND

November 17, 2003

Igor Fridman & Victoria Zubritskaya  
161 Virginia Street  
Portland, ME 04103

RE: 161 Virginia Street – 404-H-001 – R-3 residential zone

Dear Mr. Fridman & Ms. Zubritskaya,

It has recently come to the attention of this office that you are running a commercial limousine business from your home located at 161 Virginia Street. This property is located within an R-3 residential zone which does not permit business uses. On November 4, 2003, this office witnessed four commercial limousines.

This activity is not permitted in the R-3 zone (section 14-87 of the zoning ordinance).

You will be required to move your entire business out of your home in its entirety. You have ten (10) days from the receipt of this letter in which your limo business must be vacated from the premises.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty (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 appeal. Please contact this office for the necessary paperwork that is required to file an appeal. Please note that section 14-473 specifically prohibits the Zoning Board of Appeals from granting business uses within any residential zone. If you do not remove your business use from your premises in the time stated above, this office will turn this matter over to the City's legal counsel for further legal action.

Very truly yours,

  
Marge Schmuckal, Zoning Administrator

7003-0500-0003-8205-7327  
certified mail

City of Portland  
Inspection Services  
RETURN OF SERVICE

On the 17th day of November, 2003 I made service of the notice of violation upon \_\_\_\_\_ at \_\_\_\_\_

- \_\_\_ By delivering a copy in hand.
- \_\_\_ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_
- \_\_\_ By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_
- \_\_\_ By (describe other manner of service) \_\_\_\_\_

DATED: \_\_\_\_\_  
Signature of Person Making Service

I have received the above referenced documents  
Person Receiving Service

X \_\_\_\_\_  
Refused to sign

*Handwritten:*  
Nobuy  
hand to hand  
delivered  
manned  
11/17/03  
Centrick mall









