

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Patric Santerre, Chair  
Catherine Alexander, Secretary  
William Hall  
Nan Sawyer  
Joseph Lewis

April 5, 2004

Stephen Blatt  
Stephen Blatt Architects  
PO Box 583  
Portland, ME 04112-0583

RE: 414 Eastern Promenade  
CBL: 008-A-004 & 015-A-005  
ZONE: R-3 Zone

Dear Mr. Blatt:

As you know, at its April 1<sup>st</sup>, 2004, meeting **the Board of Appeals voted 5-0 to grant your Practical Difficulty Variance Appeal** to allow one corner of the school to have a front setback of approximately 15' rather than the required 25'. This approval is good for two years from the date of approval. At the same meeting **the Board of Appeals voted 5-0 to grant your Miscellaneous Appeal**, allowing the parking lot less than 25' from the sidewalk to not have wheel stops or a guard rail, with the requirement that there be an appropriate physical safety feature between the sidewalk and the parking lot. This approval is also good for two years from the date of approval.

Enclosed please find a copy of the Board's decisions.

I am also enclosing your Certificate of Variance Approval, which must be recorded in the Cumberland County Registry of Deeds within 90 days of April 5, 2004, when it was signed. Failure to so record the Certificate will result in its being voided.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Karen Dunfey  
Office Manager