



Zoning Map, Text Amendment, Contract or Conditional Rezoning Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the review of requests for zoning map amendments, zoning text amendments and contract or conditional re-zoning. The Division also coordinates site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Zoning Map, Text Amendment or Contract/Conditional Rezonings.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), Design Manual and Technical Manual.

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719
planning@portlandmaine.gov

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

I. Project Information (Please enter n/a on those fields that are not applicable)

Project Name:	233 Anderson Street
Proposed Development Address:	233 Anderson Street Portland ME 04101
Project Description:	16 unit mixed use building
Chart/Block/Lot:	01-A-013
Right, Title or Interest (<i>Please identify the status of the applicant's right, title, or interest in the subject property – for example a deed, option or contract to purchase or lease the subject property</i>)	Purchaser
Existing Use (<i>Describe the existing use of the subject property</i>)	raw land
Current Zoning Designation:	B1b and IIb
Proposed Use of the Property (<i>Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property</i>)	16 unit mixed use building
Vicinity Map (<i>Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use</i>)	
Site Plan (<i>On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan – to scale – by the applicant. (Scale to suit, range from 1' = 10' to 1' = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood</i>)	

II. Contact Information (Please enter n/a on those fields that are not applicable)

APPLICANT

Name:	Glenn Morse
Business Name:	2 Walnut LLC
Address:	218 Washington Rd
City/State:	Portland ME
Zip Code:	04101
Work #:	207.590.3877
Home #:	
Cell #:	207.590.3877
Fax #:	
E-mail:	gmorse444@gmail.com

OWNER

Name:	Pine State Elevator
Address:	230 Anderson Street
City/State:	Portland ME
Zip Code:	04101
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	travis@pinestateelevator.com

AGENT/REPRESENTATIVE

Name:	Areta Snow
Address:	218 Washington Ave
City/State:	Portland ME
Zip Code:	04101
Work #:	
Home #:	
Cell #:	603.235.1257
Fax #:	
E-mail:	gmorse444@gmail.com

BILLING (to whom invoices will be forwarded to)

Name:	2 Walnut LLC
Address:	218 Washington Ave
City/State:	Portland ME
Zip Code:	04101
Work #:	
Home #:	
Cell #:	603.235.1257
Fax #:	
E-mail:	gmorse444@gmail.com

ENGINEER

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

SURVEYOR

Name:	Sebago Technics
Address:	75 John Roberts Rd Suite 1A
City/State:	South Portland ME
Zip Code:	04106
Work #:	207.200.2100
Home #:	
Cell #:	
Fax #:	
E-mail:	sfrank@sebagotechnics.com

ARCHITECT

Name:	Carol Morrisette
Address:	21 Chestnut #506
City/State:	Portland ME
Zip Code:	04101
Work #:	207.699.4184
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Cell #:	207.6717965
Fax #:	
E-mail:	carol@resdesstudio.com

ATTORNEY

Name:	Tom Jewell
Address:	577 Congress St
City/State:	Portland ME
Zip Code:	04101
Work #:	207.774.6665
Home #:	
Cell #:	
Fax #:	
E-mail:	tjewell@jewellandbulger.com

DESIGNATED PERSON(S) FOR UPLOADING INTO e-PLAN

Name:	Areta Snow
E-mail:	gmorse444@gmail.com
Name:	
E-mail:	
Name:	
E-mail:	

III. APPLICATION FEES (check applicable review)

<input checked="" type="checkbox"/>	Zoning Map Amendment from (ILb) zone to (B1b) zone	\$3,000.00
<input type="checkbox"/>	Zoning Text Amendment to Section 14- () (For a zoning text amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example).)	\$3,000.00
<input type="checkbox"/>	Combination Zoning Text Amendment and Zoning Map Amendment	\$4,000.00
<input type="checkbox"/>	Conditional or Contract Zone <i>(A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurance related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Section 14-60-62.)</i>	\$5,000.00

IV. FEES ASSESSED AND INVOICED SEPARATELY

- Notices to abutters (receipt of application, workshop and public hearing meetings) (\$.75 each)
- Legal Ad in the Newspaper (% of total ad)
- Planning Review (\$52.00 hour)
- Legal Review (\$75.00 hour)
- Third Party Review (all outside reviews or analysis, eg. Traffic/Peer Engineer, are the responsibility of the applicant and will be assessed and billed separately)

VI. APPLICANT SIGNATURE

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Map Amendment, Text Amendment, Conditional or Contract Rezoning review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	Glenn Morse
Date:	8/2/17