

PROJECT ADDRESS: 145-155 WASHINGTON

CHART/BLOCK/LOT: 12-6-9 | 12-6-1-2-3-8

DESCRIPTION OF PROPOSED ZONE CHANGE AND PROJECT:

changing the zoning from R-6 to B2B - we are proposing to build a mixed use project.

CONTACT INFORMATION:

Applicant's Contact for electronic plans

Name: RONALD L. GAN
e-mail Address MUNJOYHILLHOMES@GMAIL.CO
work # 207-233-3753

Applicant – must be owner, Lessee or Buyer Name: <u>RONALD GAN & TED BATHBAND</u> Business Name, if applicable: Address: <u>202 WASHINGTON</u> City/State : <u>PORTLAND</u> Zip Code: <u>04101</u>	Applicant Contact Information Work # Home# Cell # <u>207-233-3753</u> Fax# e-mail: <u>MUNJOYHILLHOMES@GMAIL.COM</u>
Owner – (if different from Applicant) Name: <u>WENDY BALDWIN MAUREEN FENTON</u> Address: <u>115 MADELINE PORTLAND 145 WASHINGTON</u> City/State : <u>PORTLAND</u> Zip Code: <u>04103 04101</u>	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Address: City/State : Zip Code:	Agent/Representative Contact information Work # Cell # e-mail:
Billing Information Name: <u>RON GAN</u> Address: <u>202 WASHINGTON</u> City/State : <u>PORTLAND</u> Zip Code: <u>04101</u>	Billing Information Work # Cell # <u>207-233-3753</u> Fax# e-mail: <u>MUNJOYHILLHOMES@GMAIL.COM</u>
Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:

Surveyor Name: R.W. EATON & ASS Address: 58 PLEASANT ST. City/State: WESTBROOK Zip Code: 04092	Surveyor Contact Information Work # 207-854-2402 Cell # Fax# 2-856-7167 e-mail: RW EATON@MAINE.PR.COM
Architect Name: PDT Address: 49 DARTMOUTH ST City/State: PORTLAND Zip Code: 04101	Architect Contact Information Work # 207-775-1059 Cell # Fax# e-mail: WEBSTER@PDTARCHS.COM
Attorney Name: BARBARA VESTAL Address: 107 CONGRESS City/State: PORTLAND Zip Code: 04101	Attorney Contact Information Work # 207-772-7426 Cell # Fax# e-mail: VESTAL@CHESTERANDVESTAL.

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

WE CURRENTLY HOLD OPTIONS ON ALL PARCELS

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use: Describe the existing use of the subject property:

THE CURRENT USE IS AN AUTO REPAIR & USED CAR LOT.

Current Zoning Designation(s):

R-6

Proposed Use of Property: 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.

The property will be changed from a single use GARAGE BUILDING WITH PARKING LOT TO A MIXED USE DEVELOPMENT OF RESIDENCES & COMMERCIAL

Site Plan: 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.

APPLICATION FEE:

Check the type of zoning review that applies. Payment may be made in cash or check payable to the City of Portland.

<p>Zoning Map Amendment <input checked="" type="checkbox"/> \$2,000.00 (from <u>RL</u> zone to <u>B2B</u> zone)</p> <p>Zoning Text Amendment <input type="checkbox"/> \$2,000.00 (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 (<u>example</u>) and language to be added is depicted as underline (<u>example</u>))</p> <p>Combination Zoning Text Amendment and Zoning Map Amendment <input type="checkbox"/> \$3,000.00</p> <p>Conditional or Contract Zone <input type="checkbox"/> \$3,000.00 (A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances 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, Sections 14-60 to 62.)</p>	<p>Fees Paid (office use) _____ _____ _____ _____</p>	<p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) (notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings for Planning Board and public hearing meeting for City Council) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) <p>Third party review is assessed separately.</p>
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Signature of Applicant:

Donald La...

Date:

7-14-14

Further Information

In the event of withdrawal of the zoning amendment application by the applicant, a refund of two-thirds of the amount of the zone change fee will be made to the applicant as long as the request is submitted to the Planning Division prior to the advertisement being submitted to the news paper.