



# 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 Zone Change.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

#### **Planning Division**

Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8719

#### **Office Hours**

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

**PROJECT NAME:** \_\_\_\_\_

**PROPOSED DEVELOPMENT ADDRESS:**

\_\_\_\_ 89 Anderson Street, Portland \_\_\_\_\_

**PROJECT DESCRIPTION:**

\_\_\_\_ Mixed-use building with ground floor commercial and residential apartments on  
floors 2-4. \_\_\_\_\_

**CHART/BLOCK/LOT:** 12-I-1,5

**CONTACT INFORMATION:**

|   |   |
|---|---|
| <b>Applicant – must be owner, Lessee or Buyer</b><br>Name: Jonathan Culley<br>Business Name, if applicable: Redfern Properties LLC<br>Address: P.O. Box 8816<br>City/State : Portland, ME Zip Code: 04104 | <b>Applicant Contact Information</b><br>Work # 207-221-5746<br>Home#<br>Cell # 207-776-9715 Fax# 207-221-2822<br>e-mail: jonathan@redfernproperties.com |
| <b>Owner – (if different from Applicant)</b><br>Name: Perigee LLC<br>Address: P.O. Box 4714<br>City/State : Portland, ME Zip Code: 04112  | <b>Owner Contact Information</b><br>Work # 207-874-9569<br>Home#<br>Cell # Fax#<br>e-mail:  |
| <b>Agent/ Representative</b><br>Name:<br>Address:<br>City/State : Zip Code:   | <b>Agent/Representative Contact information</b><br>Work #<br>Cell #<br>e-mail:  |
| <b>Billing Information</b><br>Name: Redfern Properties LLC<br>Address: P.O. Box 8816<br>City/State : Portland, ME Zip Code: 04105   | <b>Billing Information</b><br>Work # 207-221-5746<br>Cell # 207-776-9715 Fax# 207-221-5746<br>e-mail: jonathan@redfernproperties.com                    |

|   |   |
|---|---|
| <b>Engineer</b><br>Name: Will Savage, Acorn Engineering<br>Address: 158 Danforth St.<br>City/State : Portland, ME Zip Code: 04102         | <b>Engineer Contact Information</b><br>Work # 207-775-2655<br>Cell # 207-317-1884 Fax#<br>e-mail: wsavage@acorn-engineering.com |
| <b>Surveyor</b><br>Name: Nadeau Land Surveys<br>Address: 918 Brighton Ave.<br>City/State : Portland, ME Zip Code: 04103                   | <b>Surveyor Contact Information</b><br>Work # 207-878-7870<br>Cell # Fax# 207-878-7871<br>e-mail: jim@nadeaulandsurveys.com     |
| <b>Architect</b><br>Name: Ryan Senatore Architecture<br>Address: 565 Congress St., Suite 304<br>City/State : Portland, ME Zip Code: 04101 | <b>Architect Contact Information</b><br>Work # 207-650-6414<br>Cell # Fax#<br>e-mail: ryan@senatorearchitecture.com             |
| <b>Attorney</b><br>Name: Eben Adams, Pierce Atwood<br>Address: 254 Commercial St.<br>City/State : Portland, ME Zip Code: 04101            | <b>Attorney Contact Information</b><br>Work # 207-791-1175<br>Cell # Fax# 207-791-1350<br>e-mail: eadams@pierceatwood.com       |

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

The Applicant, Redfern Properties LLC has entered into a Purchase and Sale Agreement with the Owner, Perigee LLC. The Purchase and Sale Agreement is attached.

**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 property is currently used as a Tire and Auto Service garage. This is believed to be a non-conforming use.

**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.

Redfern Properties intends to build a mixed-use building with ground floor   
 commercial uses, including a restaurant on the corner of Fox & Anderson.   
 Floors 2-4 will consist of market-rate rental apartments.

**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 FEES:**

**Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)**


|  |  |
|--|--|
| <p><b>Zoning Map Amendment</b><br/><input checked="" type="checkbox"/> \$2,000.00 (from <u> R-6 </u> zone to <u> B-2b </u> zone)</p> <p><b>Zoning Text Amendment</b><br/><input type="checkbox"/> \$2,000,000 (to Section 14- _____)</p> <p><b>Combination Zoning Text Amendment and Zoning Map Amendment</b><br/><input type="checkbox"/> \$3,000.00</p> <p><b>Conditional or Contract Zone</b><br/><input type="checkbox"/> \$3,000.00<br/>(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>The City invoices separately for the following:</p> <ul style="list-style-type: none"><li>• Notices (\$.75 each)</li><li>• Legal Ad (% of total Ad)</li><li>• Planning Review (\$40.00 hour)</li><li>• Legal Review (\$75.00 hour)</li><li>•</li></ul> <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p> |
|--|--|

**APPLICATION SUBMISSION:**

1. All plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file names which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
  
2. **The submission shall include the following materials:**
  - a. One (1) paper set of the zoning amendment application, concept plan and written narrative.
  - b. Contract and conditional rezoning applications must include 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.

**APPLICANT SIGNATURE:**

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.

|   |                               |
|---|-------------------------------|
| <b>Signature of Applicant:</b><br> | <b>Date:</b><br><br>6/23/2014 |
|---|-------------------------------|