

Christina Stacey - Re: Parking at Nissen Building

From: Jed Harris <jed@n-ahop.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 12/16/2015 10:46 AM
Subject: Re: Parking at Nissen Building
CC: "Maine & Loire" <maineandloire@gmail.com>

Hi Chris,

Thanks for getting back to me. Cotton Street Holdings will provide Maine and Loire 5 spaces in the lot immediately adjacent to 75 Washington Ave for their use. Cotton Street will plan to file a ZBA appeal related to 107 Washington parking at a later date.

Thanks,
Jed

On Wed, Dec 16, 2015 at 8:35 AM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Jed,

If you can confirm in writing that you will provide them 5 spaces in the adjacent lot until other arrangements can be made, I would be fine with moving forward with their application.

Thanks,
Chris

>>> Jed Harris <jed@n-ahop.com> 12/15/2015 3:00 PM >>>

Chris,

Thanks for your detailed email and the ZBA appeal info. I think that makes sense to do that but could we, for the time being, say that Maine and Loire has use of 5 spaces at 75 Washington which I can easily carve out for them and then I can file the appeal in January for the next meeting to address future tenants. My concern is that I'm not sure I can get the application in by Monday and I don't want to hold up Maine and Loire's plans.

Thanks,
Jed

On Tue, Dec 15, 2015 at 2:15 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Jed,

Thank you for speaking with me earlier about the parking at the Nissen Building. I talked with Ann about the information you provided. While it seems that the satellite lot at 107 Washington Ave should be able to provide ample parking for the retail and service tenants, Ann pointed out that Sec. 14-334 of the zoning ordinance (see attached document) requires that off-street parking be within 100 feet of the building it is serving. The satellite lot appears to measure over 300 feet from the Nissen Building. The ordinance does include provision allowing the Zoning Board of Appeals (ZBA) to approve the use lots that are more distant from the building. Ann is recommending that you file a miscellaneous appeal to the ZBA (application attached) to formally designate a portion of the lot for the use of selected tenants of the Nissen Building. This would make future change-of-use applications much easier because we could simply track the running total of spaces required for the designated tenants. If you are able to file the appeal application by noon on Monday, December 21, 2015, you will be able to be on the January 7th agenda. Legally this needs to be done to meet the zoning ordinance before we can approve any changes of use that require parking.

Please let me or Ann know if you have questions about this information, and confirm if you intend to move forward with an appeal. As I said, this would resolve the parking issues around changes of use going

forward and will make permitting simpler for your tenants.

Thanks,

Chris

Christina Stacey

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