



Jeff Levine, AICP, Director
Planning & Urban Development Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS Miscellaneous Appeal Application

Applicant Information:

NAME
coralie curran

BUSINESS NAME
spa lotta d/b/a southern maine electrolysis

BUSINESS ADDRESS
205 congress street

BUSINESS TELEPHONE & E-MAIL
207 650 0984 ccurran@maine.rr.com

APPLICANT'S RIGHT/TITLE/INTEREST
owner

CURRENT ZONING DESIGNATION
B-1

EXISTING USE OF THE PROPERTY:
residential

Subject Property Information:

PROPERTY ADDRESS
205 congress street

CHART/BLOCK/LOT (CBL)
013 MD 18 001

PROPERTY OWNER (If Different)
CRC Apartments, LLC

ADDRESS (If Different)
777-4272 ccurran@maine.rr.com

PHONE # AND E-MAIL
777-4272 ccurran@maine.rr.com

APPEAL PERTAINS TO SECTION 14- 334

PAST USE OF PROPERTY:
residential

BASIS FOR APPEAL AND RELIEF REQUESTED

applying for a miscellaneous appeal under section 14-334 to provide three (3) off-street parking spaces measuring 900 ft from property within the 1500 required footage

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

ccurran
SIGNATURE OF APPLICANT

4/19/16
DATE

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Zoning Board of Appeals:

I am requesting a miscellaneous appeal for off-street parking with regards to my proposed personal service business – Spa Lotta - located at 205 Congress Street, first floor in the B1 zone.

The property at 205 Congress Street currently does not have parking on-site. Pursuant to Section 14-334 of the Code of Ordinances I have secured three parking spaces at 54 Cumberland Ave., Portland, ME.

These spaces, at a distance of 900 feet from the property, fall within the guidelines of ‘no more than 1500 feet from the principal building’.

Enclosed in the packet you will find a copy of a letter of intent from Schneider Property Management to C&C Apartments, the owner of 205 Congress Street, that addresses the requirement of 14-334 (b) - ‘five years with an option to renew’.

My lease with C&C Apartments states that the three parking spaces will be leased to my business – Spa Lotta d/b/a Southern Maine Electrolysis.

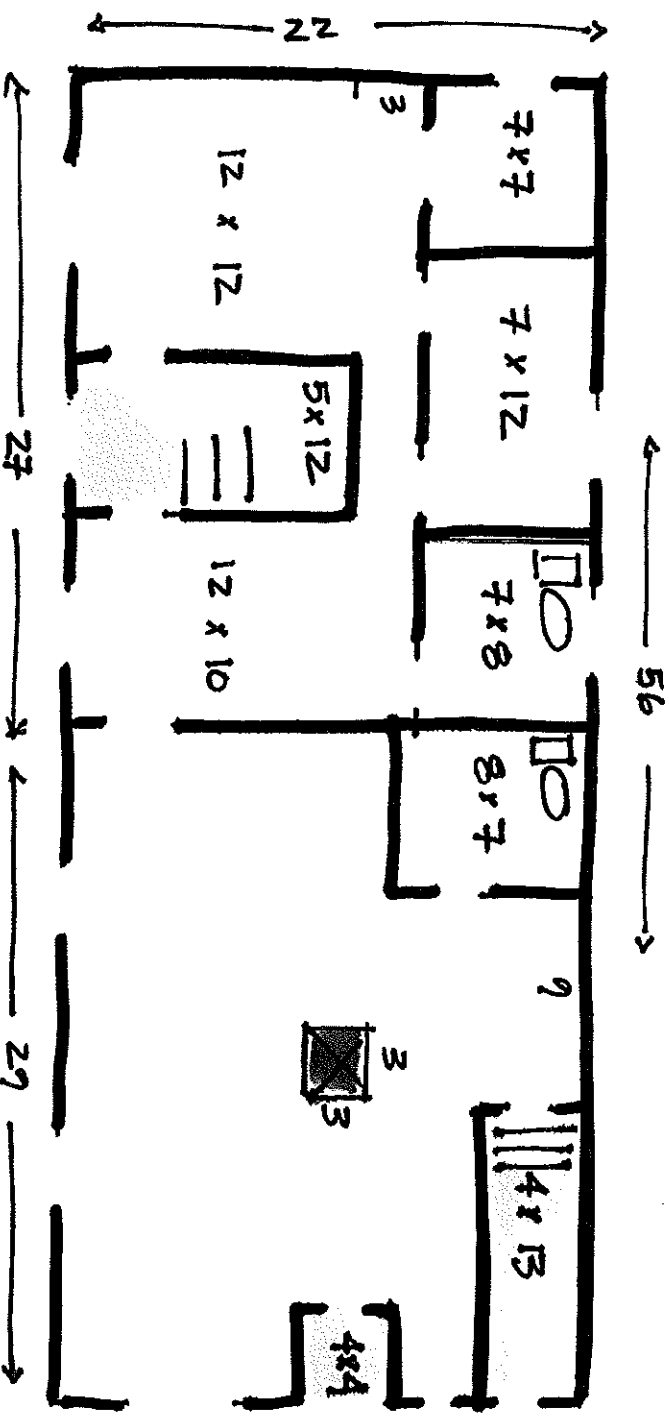
I have also enclosed a map showing the route with the distance from the business to the parking lot.

Thank you for your assistance in this matter.

Sincerely,



Coralie Curran



- First Floor 1232
- Stairway - 60
- Stairway - 52
- Stoop - 16
- Chimney - 9
- Usable space 1095

← CONGRESS STREET →



Schneider Property Management, LLC
522 Washington Ave, Portland, ME 04103
Office: 207-221-7533 | Fax: 207-772-4244

April 18th, 2016

To Whom It May Concern,

C&C Apartments, LLC will be able to obtain a minimum of 3 parking spots at the property located at 54 Cumberland Avenue for a minimum of 5 years, or as long as Schneider Property Management is continuing to rent out spots in the parking lot (whichever comes first).

The renting of the spots would be contingent upon the lessee (C&C Apartments, LLC) making timely rental payments, following snow plow rules, and following all rules laid forth in the lease agreement.

If you have any questions, or require any further information, please feel free to reach out to us at the contact information listed below.

Thank you,

A handwritten signature in black ink, appearing to read "Craig Schneider", with a long, sweeping horizontal line extending to the right.

Craig Schneider
Manager
(207)221-7533
info@mymainerental.com

LEASE

This Indenture, made the first day of May in the year of our Lord
Two thousand and sixteen (2016)

Witnesseth, That


C&C Apartments, LLC, 181 Harriet Street, South Portland, ME 04106
Do hereby lease demise and let unto Spa Lotta d/b/a Southern Maine Electrolysis;

- A first floor space approximately 1,100 square feet located at 205 Congress Street, PWM, 04101.
- Utilities included: heat, hot water and "basic" electricity and internet ...
- No electric heaters or air conditioners unless \$20 per month additional expense
- This apartment is rented to Spa Lotta, d/b/a Southern Maine Electrolysis and shall not be sublet.
- No CIGARETTE smoking in any portion of the building or grounds. NASTY !!!
- Three parking spaces located at 54 Cumberland Ave., Portland, ME
-

Shall for the term of Month-to-month from the
FIRST of May two thousand and sixteen (2016) ... yielding and paying therefore the rent of
\$1,000... (one thousand and no/100 dollars) per month!
And said Lessee do covenant to pay the said rent in
full on the first of each month. Please note: Rent is due on the first.

In Witness Whereof, the parties have hereunto interchangeable set their hands and seals the day
and year first above written.

Signed, Sealed and Delivered
In presence of



Coralie Curran
Spa Lotta
d/b/a Southern Maine Electrolysis



C&C Apartments, LLC