

Joseph Zamboni
Donna Katsikias
Chip Gara
Kent Alley
Eric Larsson

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

B-1 Neighborhood Business:

Miscellaneous Appeal

DECISION

Date of public hearing: May 5, 2016;

Name and address of applicant: Coralie Curran/Spa Lotta d/b/a Southern Maine
Electrolysis
205 Congress St.
Portland, ME 04101

Location of property under appeal: 205 Congress St. Portland, ME 04101

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Coralie Curran, owner

Exhibits admitted (e.g. renderings, reports, etc.):

*Carwin - Postpone to May 19, 2016
Zamboni*

tabled May 19, 2016

Findings of Fact and Conclusions of Law:

The applicant is proposing to open a business at 205 Congress Street. She is seeking an appeal pursuant to § 14-334 to lease three off-street parking spaces at 54 Cumberland Avenue, to meet the off-street parking requirements for the business.

Required off-street parking in all nonresidential zones shall be located on the same lot with the principal building or use, or within one hundred (100) feet measured along lines of public access, except that the Board of Appeals may permit off-street parking located further than one hundred (100) feet from the principal building or use if:

1. Off-street parking shall be located no more than 1500 ft. from the principal building or use site measured along lines of public access.

Satisfied _____ Not Satisfied _____

Reason and supporting facts:

2. The premises to be used for parking shall be held under the same ownership as the principal building or use or by lease with a term of not less than five (5) years with an option to renew. Evidence of such control, shall be required by showing for review and approval by City Corporation Counsel, at a minimum, a signed letter of intent, purchase and sale agreement, or option for sale or lease at the time of approval, and an executed deed or lease prior to issuance of any certificate of occupancy.

Satisfied _____ Not Satisfied _____

Reason and supporting facts:

Conclusion: (check one)

___ Option 1: The Board finds that Standards 1 and 2 have been satisfied, and therefore GRANTS the variance without limitation.

___ Option 2: The Board finds that Standards 1 and 2 have been satisfied, and therefore GRANTS the variance with the following condition(s):

___ Option 3: The Board finds that Standards 1 and 2 have not been satisfied and therefore DENIES the application.

Dated:


Board Chair

Tabled May 19, 2016

KA