



**City of Portland, Maine  
 Planning and Development Department  
 Zoning Board of Appeals  
 Miscellaneous Appeal Application**

**Applicant Information:**

Name David Levi  
 Business Name Vinland  
 Address 19 Ellsworth St.  
Portland, ME 04102  
 Telephone 917-803-3172 Fax \_\_\_\_\_

**Applicant's Right, Title or Interest in Subject Property:**

Purchaser  
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: B1

**Existing Use of Property:**

Proposed Conditional Use  
For Restaurant

**Basis for Appeal and Relief Requested:**

Leasing Two Parking Spaces  
Beyond 100 ft. and less than  
1500 ft.

**Subject Property Information:**

181 Congress St.  
 Property Address  
013 M026001  
 Assessor's Reference (Chart-Block-Lot)  
 Property Owner (if different):  
 Name Ernest Paterno  
 Address 61 East Oxford St.  
Portland, ME 04101  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Appeal pertains to Section 14 - 334

**Past Use (if different):**

Tattoo Parlor

**RECEIVED**

JUL 16 2012

Dept. of Building Inspections  
 City of Portland Maine

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

The undersigned hereby makes application for an appeal as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

[Signature]  
 Signature of Applicant

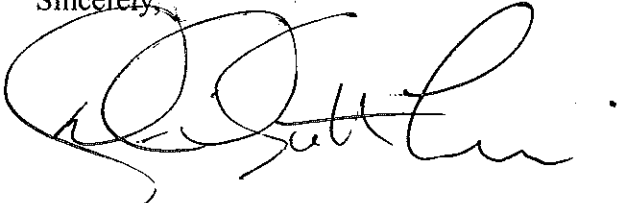
7/16/12  
 Date

David Levi  
19 Ellsworth St.  
Portland, ME 04102

Dear Mr. Saucier et. al.,

With 664 sq. ft. of public space in Vinland at 181 Congress St., I need to offer four off-street parking spots, and can only offer two on the property itself. I have agreed to lease two parking spots from Sarah Richards at Homegrown Herb and Tea, located at 195 Congress St. The parking spots are accessed from Cumberland Ave., so the walking distance from the lot to Vinland is 561.4 feet with no street crossings. I am submitting a miscellaneous appeal application because the distance is over 100 feet and under 1500 feet.

Sincerely,

A handwritten signature in black ink, appearing to read "David Scott Levi". The signature is fluid and cursive, with a large initial "D" and "S".

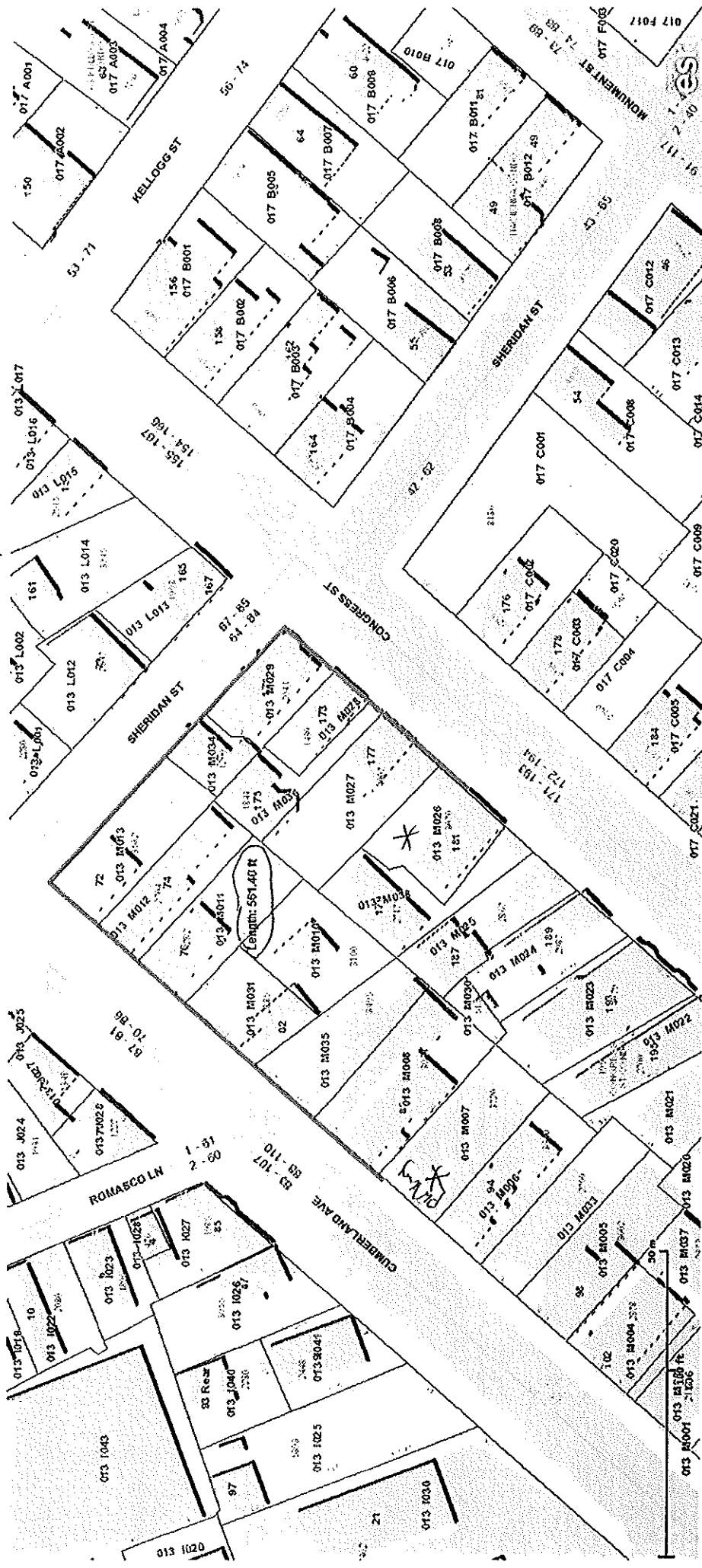
David Scott Levi

RECEIVED

JUL 29 2012

Dept. of Building Inspections  
City of Portland Maine

# Parking for 181 Congress St.



Sarah Richards  
Homegrown Herb & Tea  
195 Congress Street  
Portland, Maine 04101  
207.774.3484

Dear Mr. Saucier et. al.,

I hereby lease my two parking spaces to Vinland Restaurant during all the hours it will be open, which happen to coincide with the hours Homegrown Herb & Tea will be closed, which are all-day Sunday and Monday and, Tuesday through Saturday, 5pm-11pm in summer (Memorial Day through Labor Day) and 6pm-11pm for the rest of the year. The lease is set to begin when David Levi closes on his property or October 1st, whichever comes first.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Richards". The signature is written in black ink and includes a horizontal line extending to the right from the end of the name.

Sarah Richards  
Owner, Homegrown Herb & Tea

# 195 Congress St. Parking Lot



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

**CBL** 013 M02201B  
**Land Use Type** COMMERCIAL CONDOS  
**Property Location** 195 CONGRESS ST UNIT 1  
**Owner Information** REED CRAIG C & HOPE H REED TRUSTEES  
 479 S CONVENT AVE  
 TUCSON AZ 85701  
**Book and Page** 23769/030  
**Legal Description** 13-M-22-7  
 CONGRESS ST 195  
 195 CONGRESS STREET CONDO  
 UNIT 1B  
**Acres** 0

**Current Assessed Valuation:**

browse city services a-z

browse facts and links a-z

**TAX ACCT NO.** 48428 **OWNER OF RECORD AS OF APRIL 2012**  
 REED CRAIG C &  
 HOPE H REED TRUSTEES  
 479 S CONVENT AVE  
 TUCSON AZ 85701  
**LAND VALUE** \$21,900.00  
**BUILDING VALUE** \$87,500.00  
**NET TAXABLE - REAL ESTATE** \$109,400.00  
**TAX AMOUNT** \$2,058.92

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**  
**Year Built** 1889  
**Style/Structure Type** MIXED RES/COMM  
**# Units** 1  
**Building Num/Name** 1 - HOMEGROWN  
**Square Feet** 682

[View Sketch](#) [View Map](#) [View Picture](#)



**Exterior/Interior Information:**

**Building 1**  
**Levels** 01/01  
**Size** 682  
**Use** MULTI-USE SALES  
**Height** 9  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** UNIT

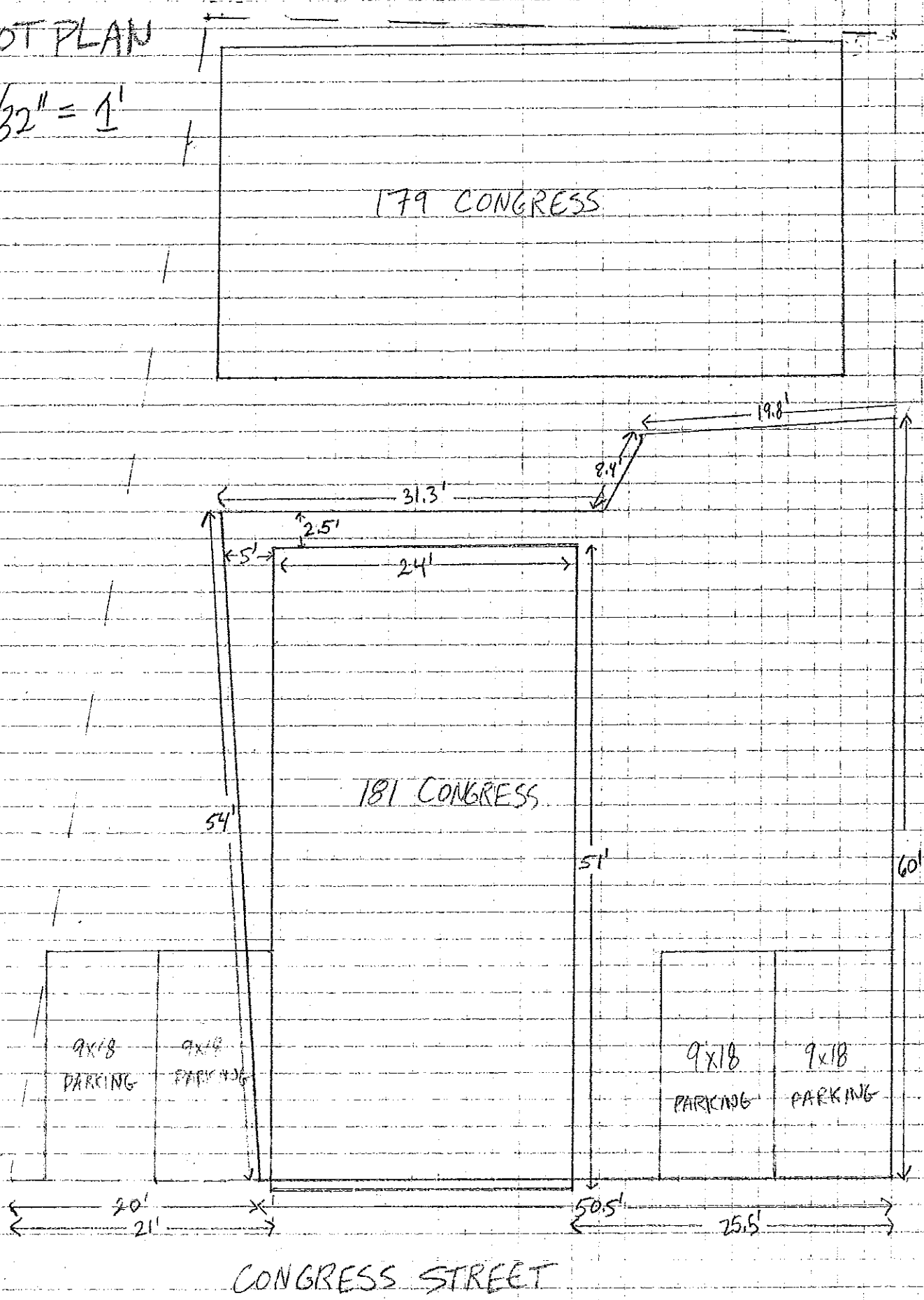
**Sales Information:**

Sale Date	Type	Price	Book/Page
3/20/2006	LAND + BUILDING	\$90,700.00	23769/30
8/11/2004	LAND + BUILDING	\$60,000.00	21660/15
1/2/2003	LAND + BUILDING	\$0.00	18642/346

[New Search](#)

# PLOT PLAN

$$3/32" = 1'$$







July 2, 2012

To:

Philip Saucier, Chairman  
Zoning Board of Appeals  
City of Portland, Maine

From:

Ernest Paterno  
Owner of 181 Congress Street  
[ernstar@zwi.net](mailto:ernstar@zwi.net)  
207-775-0418

Dear Mr. Saucier,

The letter is to give formal permission to David Levi to represent my property at 181 Congress Street to the Zoning Board of Appeals.

Mr. Levi is under contract to purchase 181 Congress Street from me, and one of the contingencies is that he is granted a conditional use permit to create a restaurant in that location.

I believe that Mr. Levi's restaurant will be a great benefit to the neighborhood, and hope that you will grant his request.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Paterno', with a long horizontal flourish extending to the right.

Ernest Paterno