

14-F-21

71-73 Congress St.

Alc to Bib Zone ~~y~~ Change
Harding Smith

on Spreadsheet



1a.

APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

HARDING SMITH (The Front Room, LLC)
 Name

65 Waterville St.
 Address

Portland, ME 04101

319-4368
 Phone

Fax

2. Subject Property:

71-73 Congress St.
 Address

Portland, ME 04101

14-F-21
 Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name
Munjoy Hill Restorations LLC

Address
40 Portland Pier #11

Portland, ME 04101
 Phone

Fax

653-8216

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

letter of intent to lease (see 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.)

5. 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.)

1b.

6. Existing Use:

Describe the existing use of the subject property:

Currently the space is being used as storage. Formerly it has been - sandwich shops and mercantile store.

7. Current Zoning Designation(s): R6

8. 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.

The proposed use is for a bakery restaurant. It is to be a neighborhood type place, casual and affordable. No external changes to the property will be done. The interior will be renovated to serve as a restaurant including the installation of a commercial kitchen. No structural changes.

9. Sketch Plan: On a separate sheet please provide a sketch 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"=100'.)

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R6 to B1

B. _____ Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. _____ Conditional or Contract Zone

A conditional or contract rezoning may 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 and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

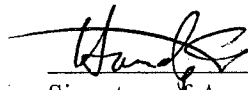
10

<input checked="" type="checkbox"/> Zoning Map Amendment	\$2,000.00
<input type="checkbox"/> Zoning Text Amendment	\$2,000.00
<input type="checkbox"/> Contract/Conditional Rezoning	
Under 5,000 sq. ft.	\$1,000.00
5,000 sq. ft. and over	\$3,000.00
Legal Advertisements	percent of total bill
Notices	.55 cents each
(receipt of application, workshop and public hearing)	

NOTE: Legal notices placed in the newspaper are required by State Statute and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

2-7-05
Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

101

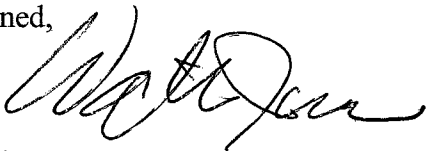
Munjoy Hill Restorations, LLC
Walter Juve
40 Portland Pier #11
Portland, ME 04101

February 5, 2005

Letter of Intent

Munjoy Hill Restorations, LLC, owners of 71-73 Congress Street, Portland, Maine, does intend to lease the ground floor of said property to The Front Room, LLC, Harding Smith being the managing member of The Front Room, LLC. The lease will be for a restaurant and will be enacted immediately once the zoning amendment is complete. Should the zoning amendment not be achieved this letter of intent shall be void with no repercussions to either party. The above property will not be leased to any other party other than The Front Room, LLC unless the zoning amendment is not achieved. This letter of intent will remain valid for a period of six months from the date of the letter.

Signed,



Walter Juve
Munjoy Hill Restorations, LLC

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	CLASS	101	DEED DATE
0	U14	F	221	001	01001		73	SARAS ST	AI		

OWNER & MAILING ADDRESS

1 KINNEY ERNEST M
2 1176 SAWYER ROAD
3
4 CAPE ELIZABETH MAINE 04107

14-E-21 CONGRESS ST
71-73 HOWARD ST 2-8
35675F

LIVING UNITS	104	ZONE	NC	NEIGHBORHOOD	108	PARTIAL	108	ACCOUNT NO.	120	FRAME NUMBER	14	PLANNING DISTRICT
005	R12			401				K13762				

LAND DATA & COMPUTATIONS										
DELETE 300-330	0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	1 Regular Lot 2 Apartment Site	L								
SQUARE FEET	1 Primary Site 2 Secondary Site 3 Undeveloped 4 Residual 5 Waterfront	S	3567			0.00				
ACREAGE	1 Primary Site 2 Secondary Site 3 Undeveloped 4 Marshland 5 Waterfront	A								

MEMORANDUM

BASEMENT USED TO BE STORE - NOW FOR WORK SHOP. LOST GRANITE/MAINE CLAUSE

PROPERTY FACTORS									
TOPOGRAPHY	UTILITIES	411	ALL PUBLIC	421	PAVED	441	TRAFFIC	PREVIOUS ASSESSMENT	VALUE SUMMARY
1 Irregular Lot 2 Site Value	1 Public Water 2 Public Sewer 3 Gas 4 Well 5 Septic 6 None	1	1	1	1	1	1	11560	LAND
		2	2	2	2	2	2	58530	BUILDING
		3	3	3	3	3	3	70090	TOTAL
		4	4	4	4	4	4		EXEMPT

STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
040Z		0071		15		141

SALES DATA		
MO	YR	TYPE
200		
201		
202		

TYPE	VALIDITY CODES
1 Land 2 Land and Buildings 3 Building	0 Valid Sale A. Relative Sale B. Intra Corporation C. Included Excessive Personal Property D. Changed After Sale/Asmt. E. To or From Government F. Transfer of Convenience G. Partial Sale of Assessed Unit H. Court Order Decree I. Bankruptcy Proceeding J. Undivided Interest K. To or From Non-Profit Organization L. Repossession/Sale of Foreclosed Property M. Zoning Change N. Other

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained 1 Entrance Gained 2 Not Applicable, Unimproved Parcel 3 Entrance and Information Refused 4 Entrance Refused, Information at Door 5 Currently Unoccupied 6 Estimated for Miscellaneous Reasons (See Memorandum) 7 Occupant Not at Home	1 Owner 2 Tenant 3 Other

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SPOKE TO CONTRACTOR LOADS OUT OF SPAT 3 UNITS FRONT + 2 IN REAR

SIGNATURE *[Signature]*

DATE INSPECTED 05.02.10

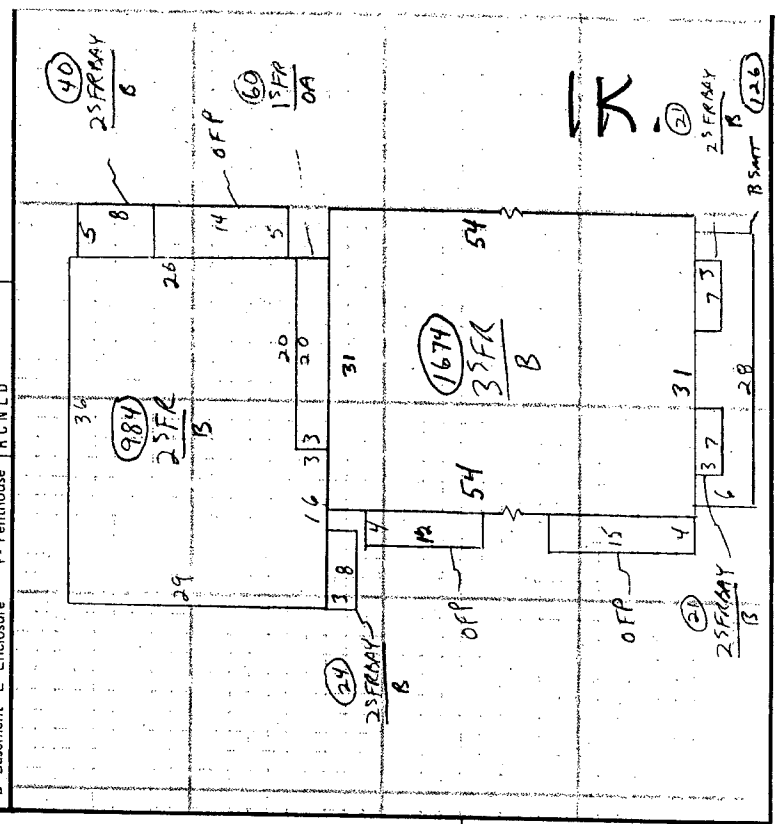
COLLECTOR MLD

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	

NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO. LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	608	609	610	PARKING DATA	UNADJUSTED RCN	UNADJUSTED RCN
01	01					01			3	0A2		60	01							005		
	02	RPS		4	15	01																
	03	RPS		4	12	01																
	04	RPS		5	14	01																
	05	BTL		126	1	01																

SEC. NO.	LEVELS	DIMENSIONS		USE TYPE	PERIM.	WL EXT. HT	EXT. WLS TYPE	CONTS. NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN
		FROM	TO																		
1	01	01	01	01	316	08	00	1	100	2	0	0	2	0	3	3					
2	01	01	01	01	316	08	00	1	100	2	2	0	2	0	3	3					
3	02	02	02	02	276	08	00	1	100	2	2	0	2	0	3	3					
4	03	03	03	03	170	08	00	1	100	2	2	0	2	0	3	3					
5																					
6																					
7																					
8																					

STRUCTURE TYPE CODES	USE TYPE CODES	EXTERIOR WALL MATERIAL	HEATING SYSTEM	AIR CONDITION	INTERIOR / EXTERIOR CODES	CONSTRUCTION TYPES	PARTITIONS	PHYSICAL CONDITION	FUNCTIONAL UTILITY	YARD & SECONDARY BUILDING STRUCTURE CODES	YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS		
											RCN	RCNLD	
1 - Apart. Garden 2 - Apart. H.R. 3 - Apart. H.R. 4 - Hotel/Motel, L.R. 5 - Restaurant 6 - Fast Food 7 - Auto Dealer, F.S. 8 - Serv. Station (full) 9 - Serv. Station (half) 10 - Reg. Shop, Mall 11 - Cntry. Shop, Cen. 12 - Neigh. Shop, Cen.	011 - Apartment 012 - Hotel 021 - Motel 025 - Dwelling Conv. 026 - Dwelling Conv. 031 - Restaurant 032 - Dept. Store 033 - Disc. Store/Mkt. 034 - Retail Store 043 - Manufacturing 044 - Light Mfg. 045 - Warehouse 052 - Medical Cen.	00 - None 01 - Brick or Stone 02 - Frame 03 - Conc. Block 04 - Brick & C.B. 05 - Tile 06 - Masonry & Frame	0 - None 1 - Hot Air 2 - Hot Water/Steam 3 - Unit Heaters 4 - Electric 5 - Heat Pump 6 - Solar	0 - None 1 - Central 2 - Unit SPRINKLER 0 - None 1 - Wet 2 - Dry 3 - Other	07 - Mt. Light 08 - Mt. Sandwich 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure	0 - None 1 - Wood Joist (wd. & steel) 2 - Fire resistant (steel frame) 3 - Fireproof (reinft. conc. frame) 4 - Light Steel	0 - None 1 - Minimum 2 - Adequate 3 - Good	0 - None 1 - Fair 2 - Fair 3 - Normal 4 - Good 5 - Rehabilitated	0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good	PA1 - Paving, Asphalt, Parking PA2 - Paving, Serv. Station PC1 - Paving, Conc. Parking (average) PC2 - Paving, Conc. Heavy Duty AP1 - Fence, Chainlink RB1 - Railroad Trackage CP5 - Canopy Only CP7 - Canopy, Serv. Sta. (economy) CP8 - Canopy, Serv. Sta. (average) CP9 - Canopy, Serv. Sta. (good)	RCN	RCNLD	
TOTAL													



- L1 - Elev. Elect. Freight
- L2 - Elev. Elect. Pass.
- L3 - Elev. Hyd. Freight
- L4 - Elev. Hyd. Pass.
- DL1 - Ldg. Dock, Stl. or Conc.
- DL2 - Ldg. Dock, Wood
- DL3 - Ldg. Dock, Inter.
- DL4 - Truck or Train Well, Interior
- DL1 - Dock Level Floors
- DL2 - Dock Level Floors
- DL3 - Dock Level Floors
- DL4 - Dock Level Floors
- DL1 - O H Doors, Wd or Mt
- DL2 - O H Doors, Rolling Stl.
- DL3 - O H Doors, Rolling Stl.
- DL4 - O H Doors, Rolling Stl.
- E1 - Enclosed Entry
- E1 - Enclosed Entry
- E1 - Enclosed Entry
- E1 - Enclosed Entry
- SF1 - Store Front, Wd. Frame
- SF2 - Store Front, Av. Mt.
- SF3 - Store Front, Elaborate
- MS1 - Miscellaneous Structure

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 71-73 STREET Congress BLDG. NO. DEVELOPMENT NO. AREA DIST. 5 ZONE CHART 14 F BLOCK F LOT 21

TAXPAYER ADDRESS AND DESCRIPTION

PASSMAN ABRAHAM I & SAMUEL SEGAL 21 SHERMAN ST CITY LAND & BLDG CONGRESS ST #71-73 & HOWARD ST #2-8 ASSESSORS PLAN 14-F-21 AREA 3567 SQ FT

RECORD OF TAXPAYER

Segal, I. & Samuel 1952 1955 1957

PROPERTY FACTORS IMPROVEMENTS: LEVEL, HIGH, LOW, ROLLING, SWAMPY, STREET, PAVED, SEMI-IMPROVED, DIRT, SIDEWALK, TOPOGRAPHY, PASTURE, WOODED, WASTE, WATER, SEWER, GAS, ELECTRICITY, ALL UTILITIES, TREND OF DISTRICT, IMPROVING, STATIC, DECLINING.

LAND VALUE COMPUTATIONS AND SUMMARY

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE, YEAR 1951, 1955. Rows for TOTAL VALUE LAND (1270, 1270), TOTAL VALUE BUILDINGS (6490, 6600), TOTAL VALUE LAND AND BUILDINGS (8760, 7870).

LAND VALUE COMPUTATIONS AND SUMMARY

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE, YEAR 19, 19. Rows for TOTAL VALUE LAND (750, 750), TOTAL VALUE BUILDINGS (3975, 4700), TOTAL VALUE LAND AND BUILDINGS (4725, 5450).

LAND VALUE COMPUTATIONS AND SUMMARY

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE, YEAR 1961, 1970, 1970. Rows for TOTAL VALUE LAND (1270, 1270), TOTAL VALUE BUILDINGS (6620, 6620), TOTAL VALUE LAND AND BUILDINGS (7890, 7890).

LAND VALUE COMPUTATIONS AND SUMMARY

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE, YEAR 19, 19. Rows for TOTAL VALUE LAND (750, 750), TOTAL VALUE BUILDINGS (3975, 4700), TOTAL VALUE LAND AND BUILDINGS (4725, 5450).

Table with columns: ORIG. COST, RENTAL, EXPENSE, NET. Values: 1360, 1330.

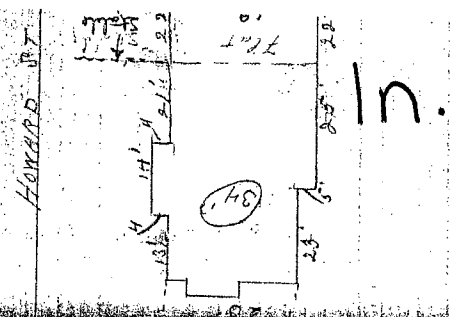
Table with columns: SQ. FT. TO-FROM CH., BLK., LOT. Values: 1360, 1330.

85/58
 Unit 113 plus stairs
 11/14/58
 1/9/66 9126 E.M.H

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	3
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	
1/4		B	1 2 3	STD. WAT. HEAT	5
1/2		CEMENT		AUTO. WAT. HEAT	2
NO. CELLAR		EARTH		ELECT. WAT. SYST.	
EXTERIOR WALLS		PINE		LAUNDRY TUBS	
CLAPBOARDS		HARDWOOD		NO PLUMBING	
WIDE SIDING		TERRAZZO		TILING	
DROP SIDING		TILE		BATH FL. & WCOT.	
NO SHEATHING				TOILET FL. & WCOT.	
WOOD SHINGLES				LIGHTING	
ASBES. SHINGLES				ELECTRIC	
STUCCO ON FRAME				NO LIGHTING	
STUCCO ON TILE				NO. OF ROOMS	
BRICK VENEER				BSMT.	
BRICK ON TILE				1ST	2
SOLID BRICK				2ND	
STONE VENEER				3RD	
CONC. OR CIND. BL.				OCCUPANCY	
TERRA COTTA				SINGLE FAMILY	
VITROLITE				TWO FAMILY	
PLATE GLASS				APARTMENT	
INSULATION				STORE	
WEATHERSTRIP				THEATRE	
ROOFING				HOTEL	
ASPH. SHINGLES				OFFICES	
WOOD SHINGLES				WAREHOUSE	
ASBES. SHINGLES				COMM. GARAGE	
SLATE				GAS STATION	
METAL				ECONOMIC CLASS	
COMPOSITION				OVER BUILT	
ROLL ROOFING				UNDER BUILT	
INSULATION				DT. 4/11/50	AR. CS
				LD. 20	PD. CS
				MS. CK.	

SUMMARY OF BUILDINGS		COMPUTATIONS	
UNIT	1951	1951	61
1166 S. F.	7670	7670	7670
S. F.			
ADDITIONS	+3970	+3870	
BASEMENT	+150	+150	
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
Floor	+260	+260	
FIREPLACE			
HEATING			
PLUMBING	+770	+940	+940
TILING			
M.F.	+770	+770	
TOTAL	13660	13890	
FACTORY	770	+770	
REP. VAL.	14730	14660	14710

OCC.Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwelling	A 34/58	C	56		1	14730	370	6490	A	6490	3950	55
	B					14660	554	6600	B	6600	3975	55
	C					14710	55	6620	C	6620		61
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951									6490		
TAX VAL.	55											
OLD VAL.	5950											
CHANGE	3900											
	+50											
1951 TOTAL BLDGS.											19	19
											19	19
											19	19



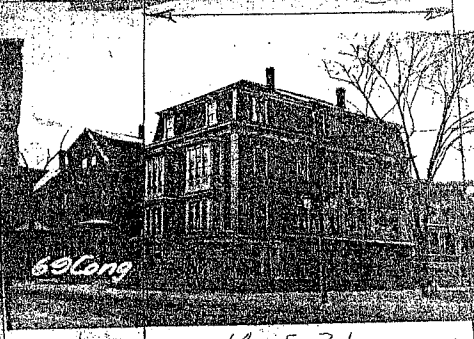
Block 147
 Use of Bldg. RETAILING - MERCHANDISE
 Tenants and Rooms 30 Rooms
 Rentals 40-00 45-00 50-00 25-00 30-00
 Age 307
 Condition of Repair FAIRLY GOOD

Class	Exterior	Plumbing
Bungalow	Clapboards	Common
Single House	Siding	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	Finish
Store Building	Tapestry Brick	Plain
Office	Com. Brick	Hardwood
Factory	Galv. Iron	Halls
Storage	Stone	Wood
Stables	Terra Cotta	Terrazzo
Garage, private	Concrete	Marble
Garage, public		
Theatre	Heating	Roof - Roofing
Club House	Stove / RENT	Shingle
Cottage	Furnace	Slate
	Hot Water	Gravel
	Steam	Prepared
Foundation		Asbestos
Brick	Light	Flat
Stone	Oil	Hip
Concrete	Gas	Gable
Pile	Electric	Dormers
Basement		Windows
Full	Floor	Plain Glass
Cement Floor	Common	Wire Glass
Waterproof	Hardwood	Shutters
Wood	Re-Concrete	Miscellaneous
Construction	Concrete Slab	Elevator
Frame	Waterproof	Sprinkler
Brick		Fire Escape
Tile	Ceiling	Refrigerator
Blocks	Plaster	Vacuum Cleaner
Stucco	Metal	Safes and Vaults
Re-Concrete	Panelled	Telephone Equip.
Mill	Rough	
Steel Frame		

Ground Area 2,888 Height 28' 4"
 Cubic Feet 104,449 Unit 16
 Utility Dep. 40 Per cent.
 - Sound Value, \$ 1,0027

Land 3367 Corner Interior Alley
 Front 3582 Depth = ft.
 COMPUTATION
 $3380 \times 106 \times .30 = 1074$
 $3380 \times 15 = 50700$
4 126
11200

Area	Multiplier	Coefficient	
	R		
Year	Unit	Coefficient	Land Value
19			\$ <u>1200</u> X



69609
 V. 16000 14-F-21
 Surveyed by MOTHERSHELL - RIGA - DUEE
 APR - 5 1924 (Remarks on other Side)

Cover Letter

This letter is to provide more information regarding the application for a zoning amendment by Harding Smith of The Front Room, LLC. The property in question is at the corner of Congress and Howard Streets. The building is listed as mixed residential/commercial, but lies just outside the B1 zone. It is one block from the restaurant Blue Spoon on Congress St. It is two blocks from the restaurant 100 Congress. It is requested that the B1 zoning be extended to this address of 73 Congress Street in order to develop a neighborhood restaurant in the street level space. Formerly the location has been sandwich shops, serving hot meals and mercantile stores. Through the assessors' office, evidence has been found as to those businesses. Pictures and documents are included in the application to show this fact. In discussions with the neighborhood residents and with the city council representative for this district, it is apparent that such a restaurant will be welcomed and well patronized. With its close proximity to the community center, the restaurant will serve as a gathering place for residents and nonresidents alike. The planned bakery facet of the operation will allow locals to buy fresh baked breads from around the corner. It is thought that the addition of a restaurant to the area will enhance the community's appeal. It is desired to begin operations before summer season arrives. Thank you for your cooperation in this matter.

300
4
1200

Area		Multiplier	Coefficient	1 p.
Year	Unit	Coefficient	Land Value	
19			1200	

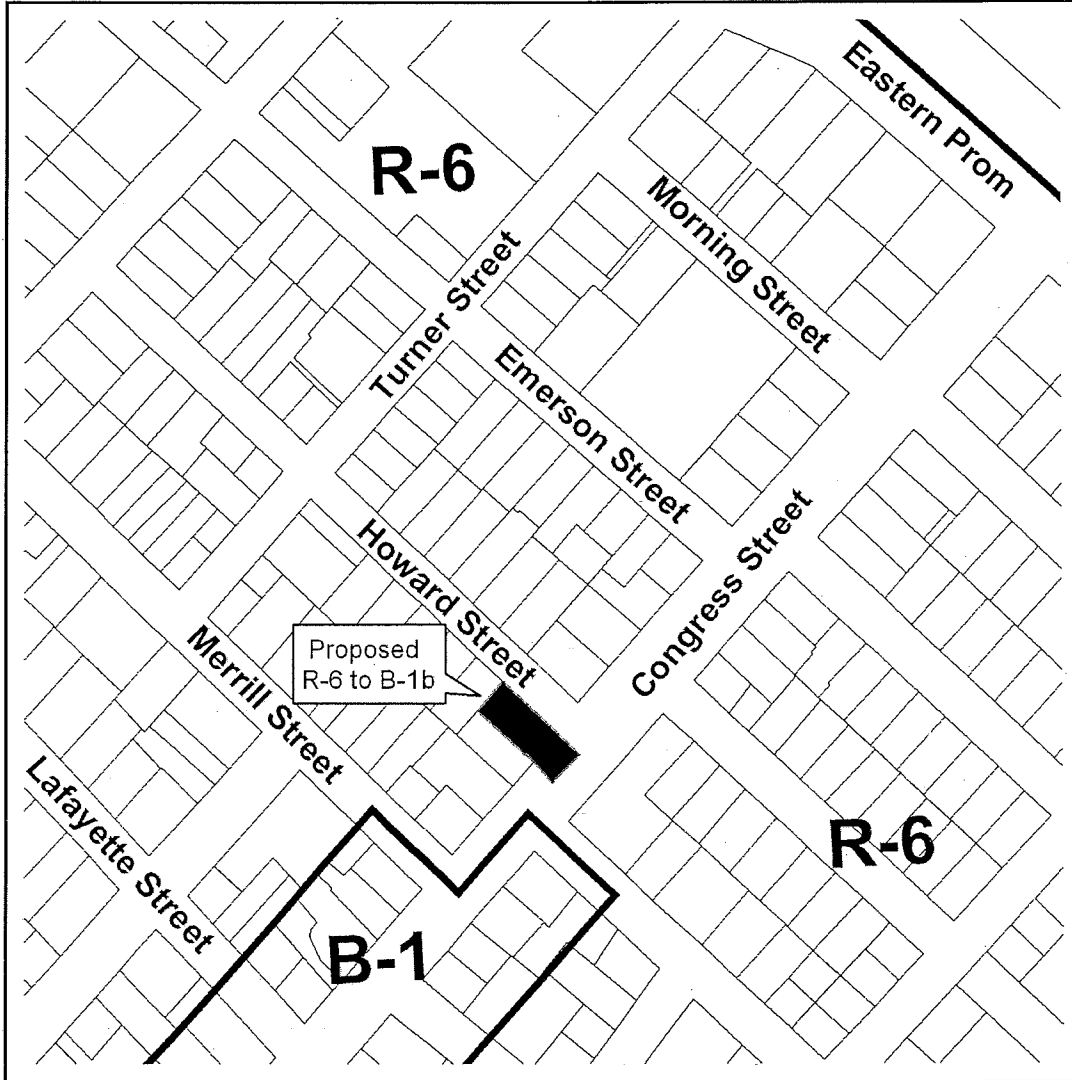


Surveyed by MOTHERSHELL - RIGO - DUFF

(Remarks on other Side)

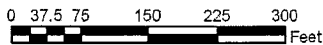
APR - 5 1924

22-1087-318-21500-24000



Proposed Rezoning for 73 Congress Street from R6 to B1b

February 2005

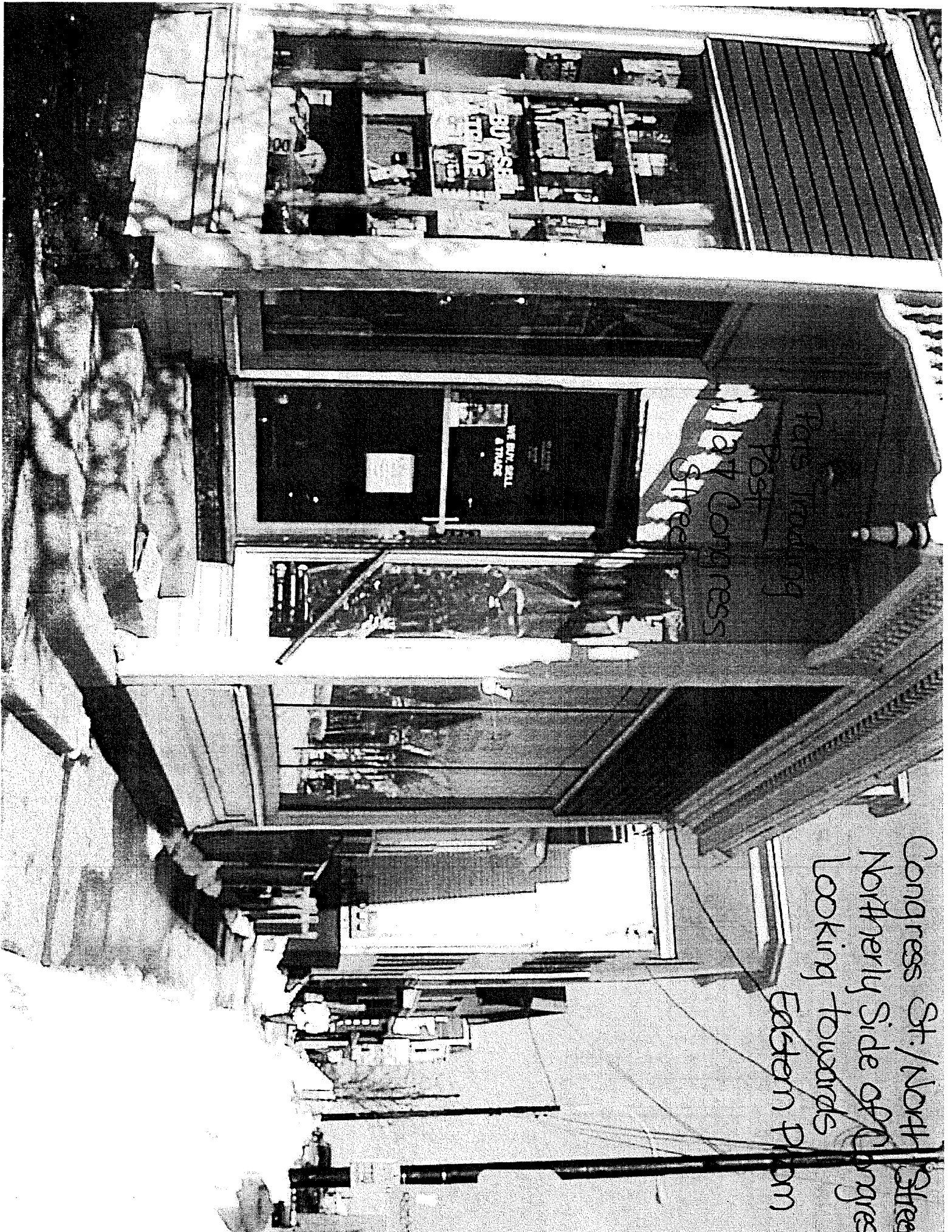


Map prepared by the City of Portland's Department of Planning and Development

Att. 3

Congress & North Street
North Side of Congress St.
Looking toward Franklin Arterial





Paris Trading Post
1147 Congress Street

Congress St./North Street
Northernly Side of Congress
Looking towards
Eastern Pkwm

WE BUY, SELL & TRADE

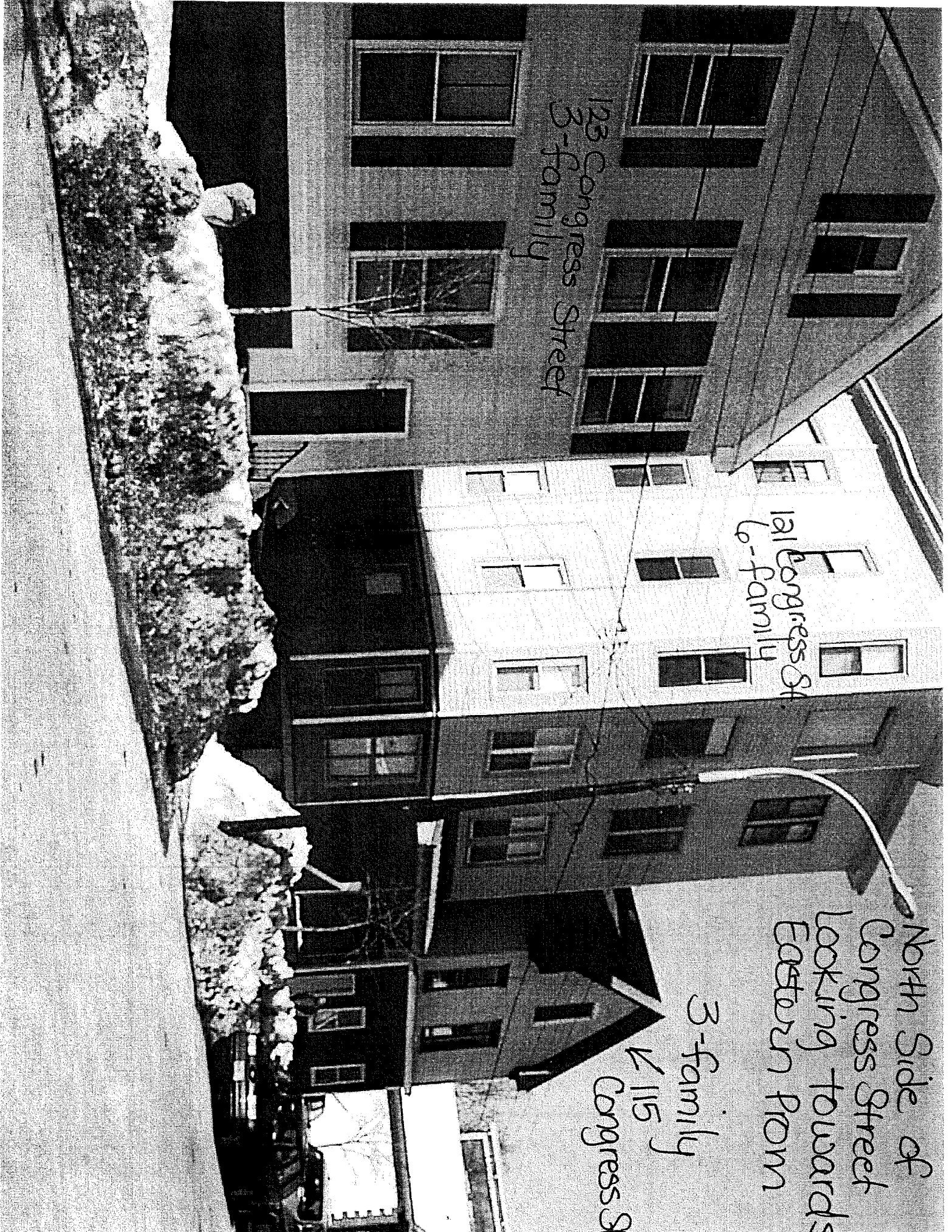
BUY, SELL & TRADE

North Side of
Congress Street
Looking towards
Eastern Prom

3-family
← 115
Congress St

191 Congress St
6-family

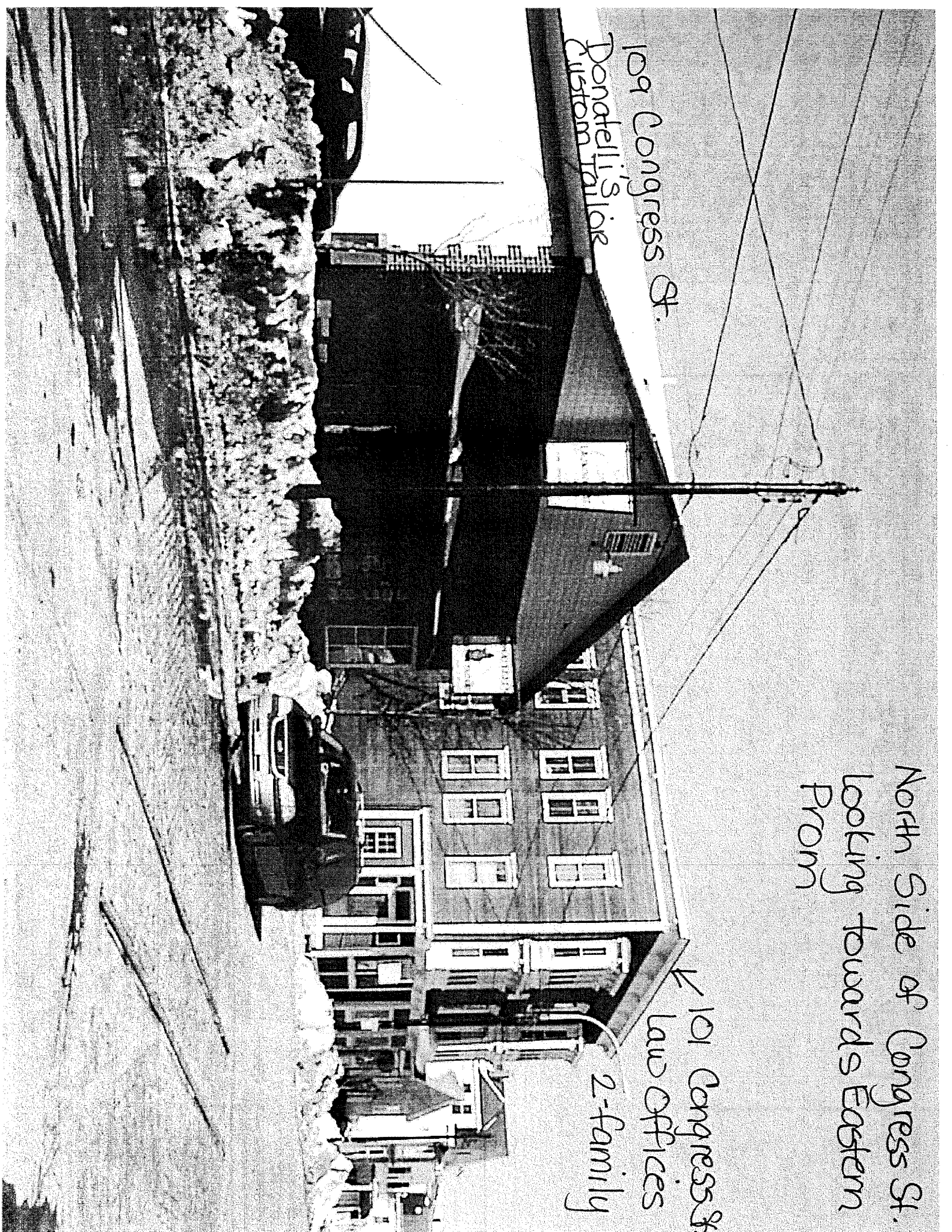
123 Congress Street
3-family



North Side of Congress St.
Looking towards Eastern
Prom

109 Congress St.
Donatelli's
Custom Tailor

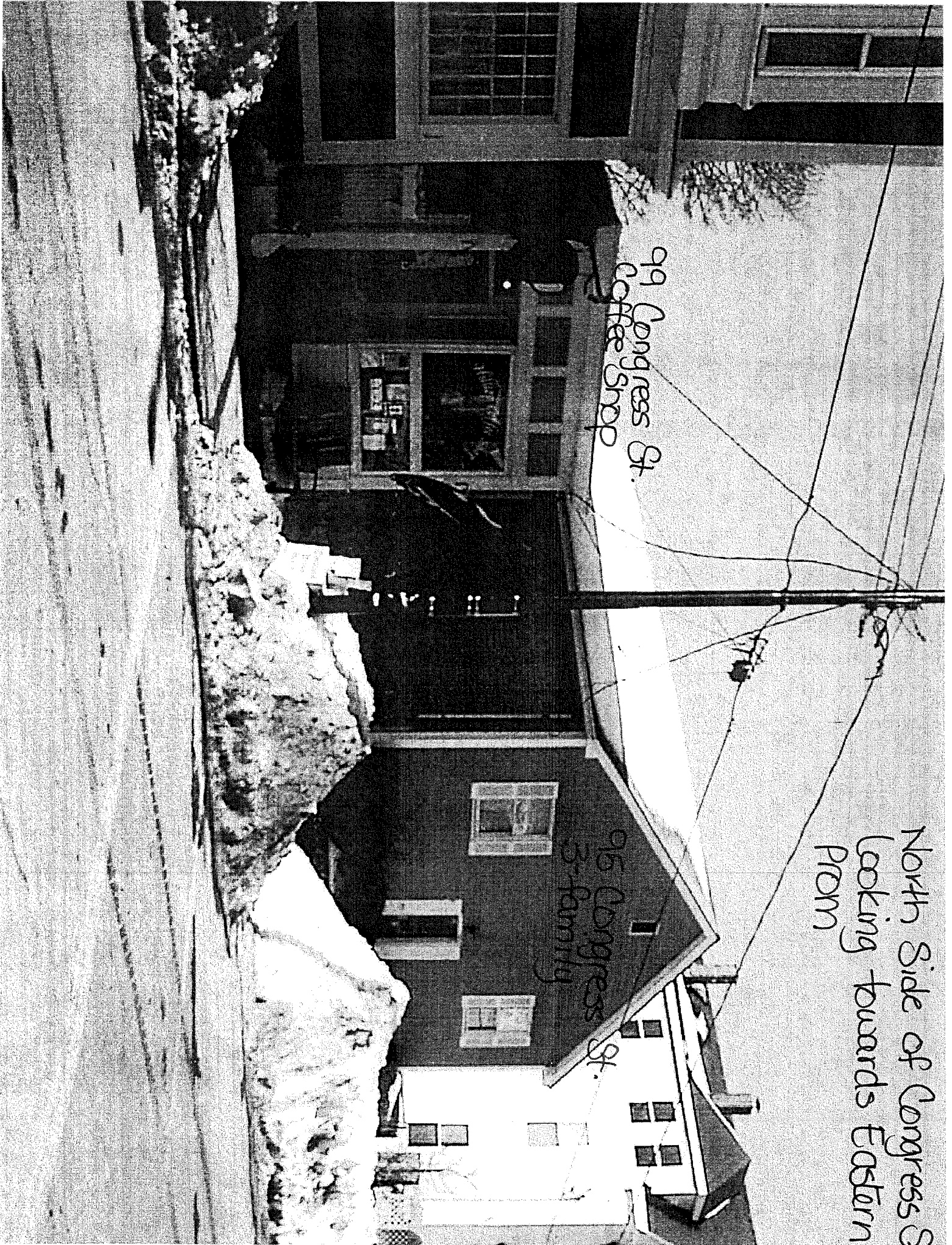
101 Congress St.
Law Offices
2-family



North Side of Congress St
Looking towards Eastern
Prom

99 Congress St.
Coffee Shop

95 Congress St.
3-family



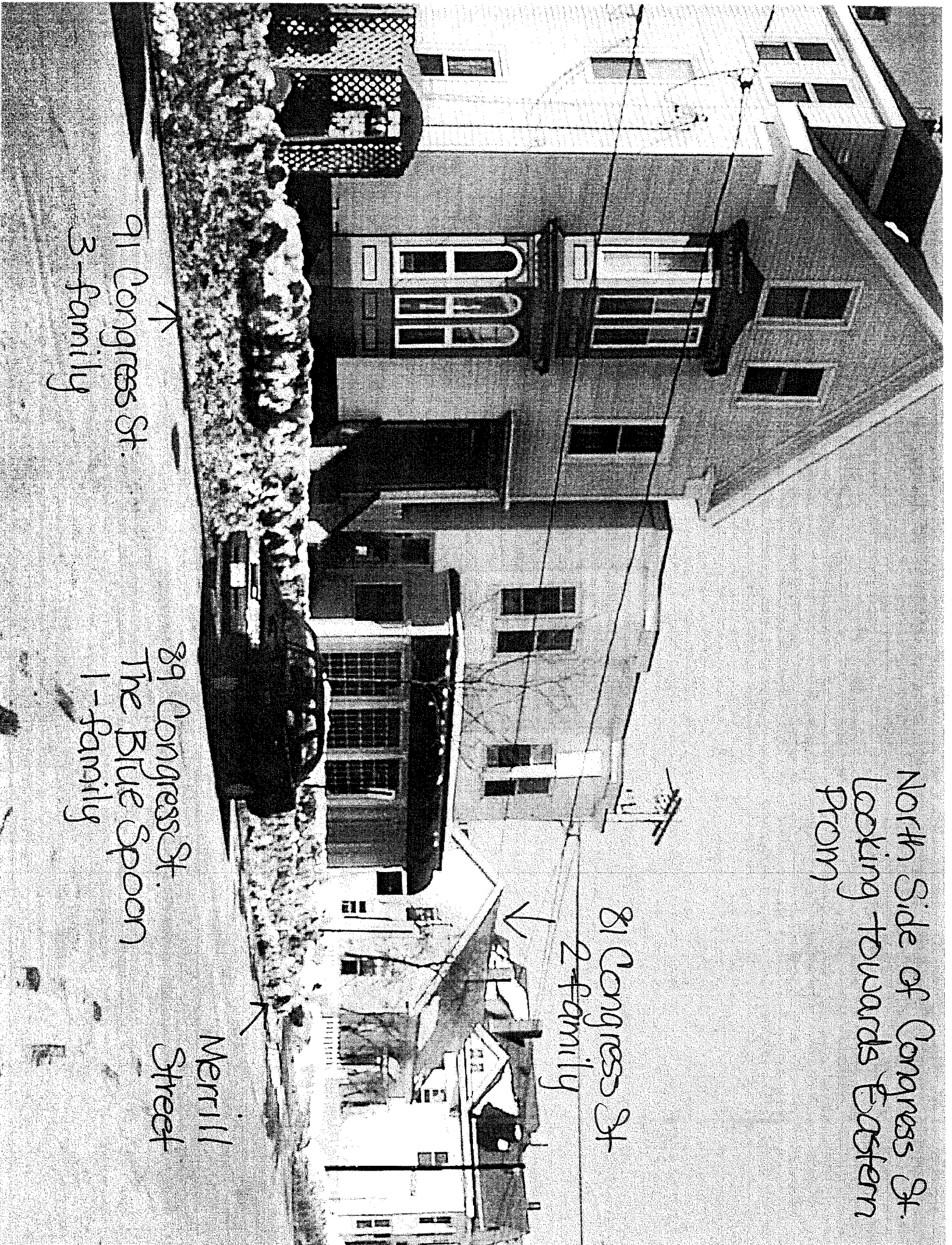
North Side of Congress St.
Looking towards Eastern
Prom

81 Congress St
2-family

Merrill
Street

89 Congress St.
The Blue Spoon
1-family

91 Congress St.
3-family



North Side of Congress
Looking Towards
Eastern Prom

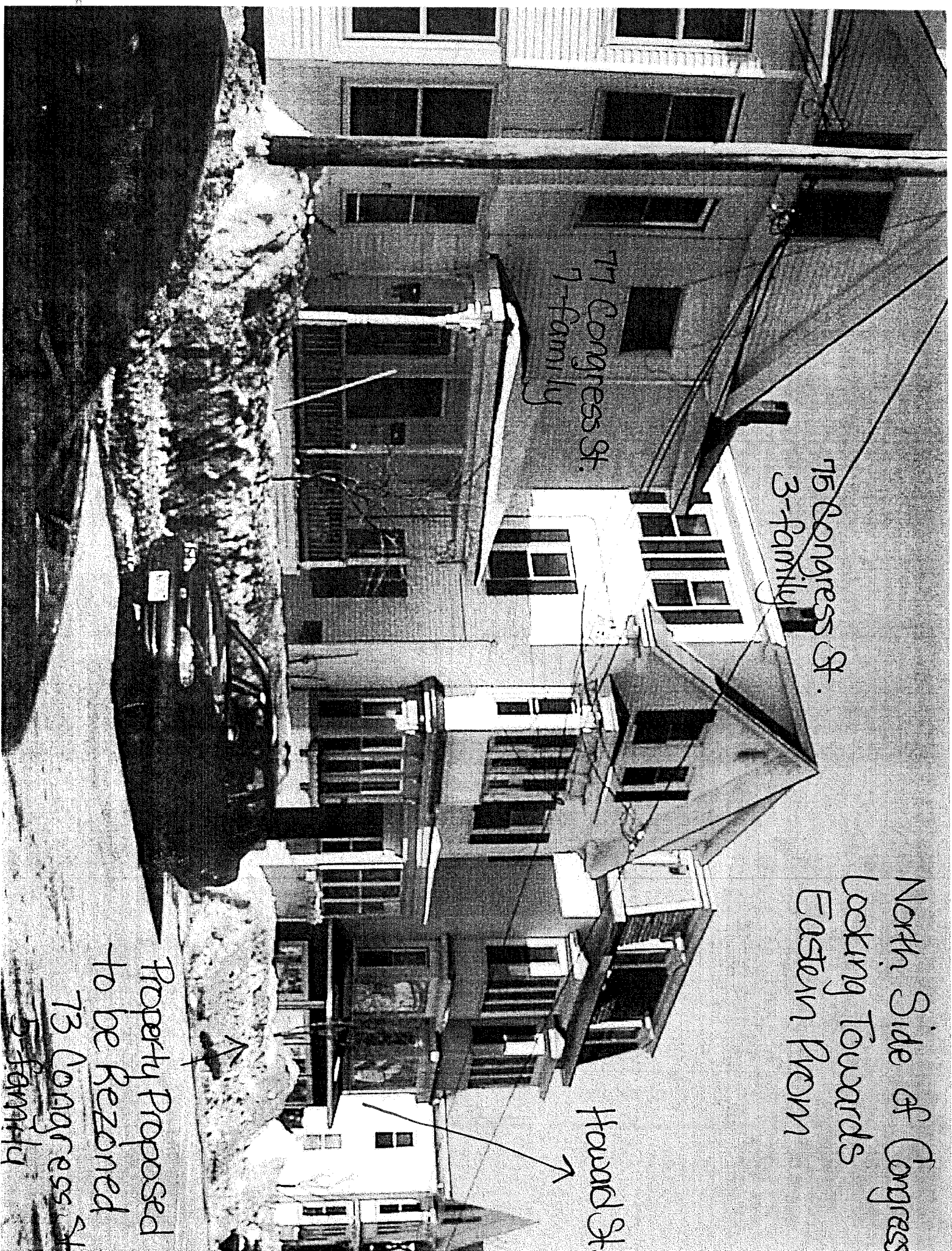
715 Congress St.
3-Family

717 Congress St.
7-Family

Howard St.

Property Proposed
to be Rezoned

713 Congress St.
5-Family



Southerly Side of
Congress St. at
Howard St.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. looking
towards Franklin
Arterial.



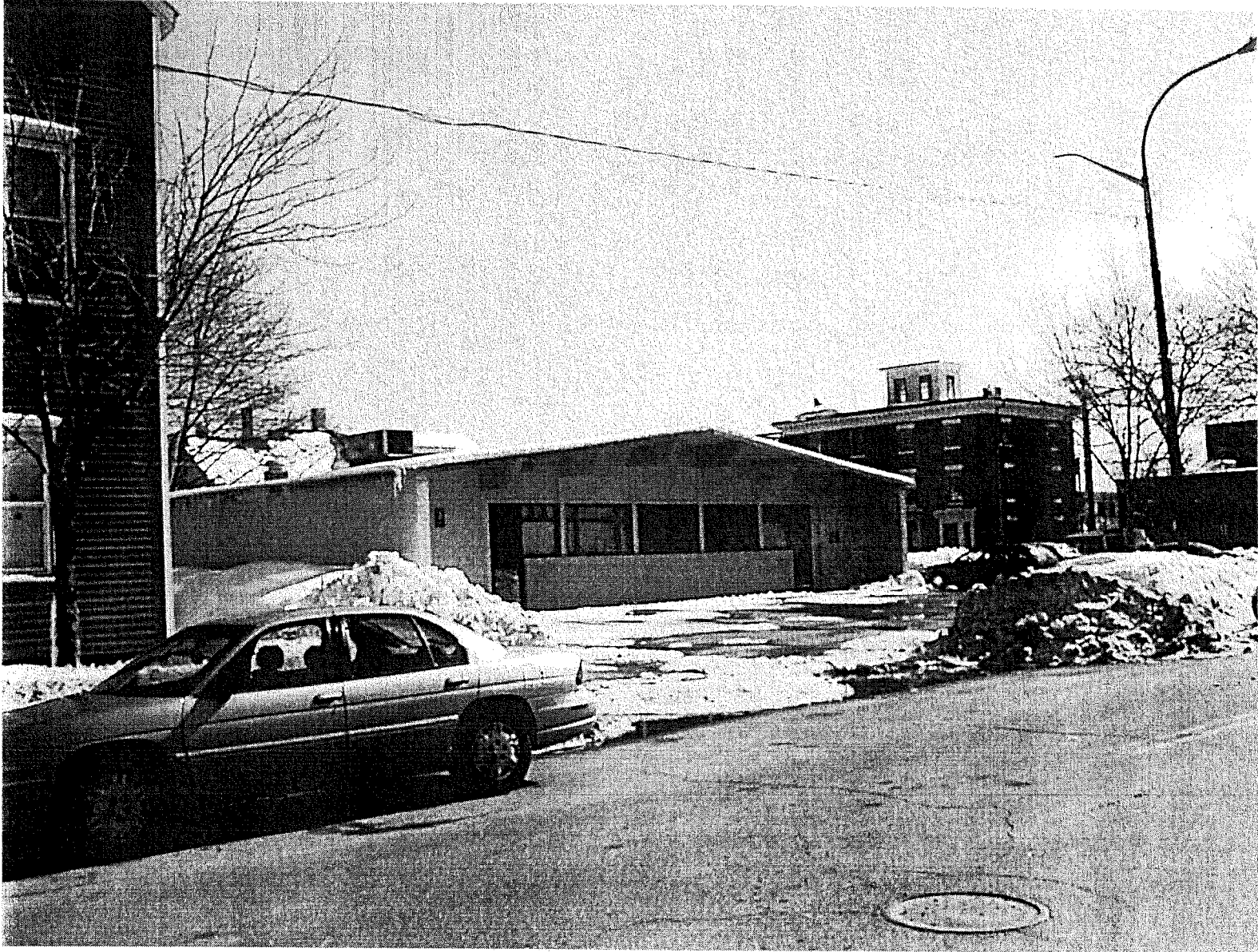
Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. looking
towards Franklin
Arterial.



Neighborhood Meeting Certification

I, Harding Smith hereby certify that a neighborhood meeting was held on April 19th 2005, at 73 Congress Street at 5:00pm.

I also certify that on April 6th 2005, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed,



Harding Smith

date April 20, 2005

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

4a

The Front Room, LLC

April 4, 2005

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a restaurant located at 73 Congress Street.

Meeting Location: 73 Congress Street
Meeting Date: April 19, 2005
Meeting Time: 5:00 pm

If you have any questions, please call Harding Smith at 319-4368

Sincerely,



Harding Lee Smith
chef/owner

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

4b

Neighborhood Meeting Minutes

At 5 pm April 19, 2005 Harding Smith opened the doors at 73 Congress Street. As people came in they were asked to sign in on the sign in sheet and each given a copy of handout from the Planning Division. Displayed were a large format of the floor plan and the exterior drawing of the planned renovations. At 5:15 pm Mr. Smith called the meeting to order and discussed the concept of the restaurant and its worth to the community. He then opened the meeting for questions and concerns of those attending. Questions were answered regarding liquor sales and venting of the hood systems. Neighbors were reassured that it is intended as a restaurant first and foremost but that liquor would be sold. They were also assured that the venting would be out the side of the building and not visible from the street. All in attendance were in favor of this style of business to the area and were very much in favor of the zone change. At 5:45pm the meeting was adjourned.

prepared by Harding Smith

4d

The Front Room, LLC

April 4, 2005


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Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowry and Members of the Portland Planning Board

From: Kandice Talbot, Planner

Date: March 18, 2005

Re: Rezone of Property located at 73 Congress Street
R-6 Residential to B-1 Neighborhood Business

Introduction

Harding Smith, The Front Room, LLC, is requesting a zone change for the property located at 73 Congress Street to allow a bakery restaurant on the street level of the building. The current zoning of the site is R-6 Residential, which does not allow a retail use. The applicant's submittal is included as Attachment 1.

Existing Uses

The property is located at the corner of Congress Street and Howard Street. Currently, the site is being used as storage. However, Assessor's records have shown that in the past, this area has been formerly used as sandwich shops and a mercantile store. The Assessor's records list the use of the building as residential/commercial with five (5) residential units.

The property is located in the Congress Street area located between Merrill Street and Howard Street. Merrill Street is west of Howard Street. From Merrill Street westerly, the properties along Congress Street are zoned B-1, as shown on the proposed rezoning map included as Attachment 2. East of Howard Street, along Congress Street, the properties are all zoned R-6.

There is a mixture of commercial and residential uses along this section of Congress Street, going northeasterly from North Street to Howard Street. On the north side of Congress Street, the commercial uses are located on the corner lots of the block, with the residential uses on Congress Street located on the interior properties. The southerly side of Congress Street, within this vicinity, is mostly commercial uses.

A vicinity map is included as Attachment 1e.

Development Plan

The proposed use for the first floor of the building located at 73 Congress Street is a bakery restaurant. The applicant has stated that is to be a neighborhood type place, which will be casual and affordable. Mr. Smith is not proposing any external changes to the property. The interior will be renovated to serve as a restaurant, including the installation of a commercial kitchen.

Policy Considerations

As mentioned previously, the site is zoned R-6 Residential. The applicant would like to locate a bakery restaurant on the street level of the building located at 73 Congress Street. The R-6 zoning does not allow retail uses.

B-1 Neighborhood Business Zone

The purpose of the B-1 Neighborhood Business Zone is:

“to provide limited areas for the location of smallscale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods and services. Building and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). This zone shall encourage mixed use buildings such as commercial first floor with residential uses above or combined retail/office uses in a multistory structure.

Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.”

The proposed rezoning is a compatible neighborhood use and is located at the corner of Congress Street and Howard Street. Mr. Smith is proposing a bakery restaurant that will allow the adjoining neighborhood to buy fresh baked goods from around the corner. As you can see by Attachment 1p, the building was designed so that the ground level would be used as a retail/commercial use, while maintaining the residential uses on the upper floors. Records also show that this location has previously been used as commercial/retail space.

As stated previously, there is currently a B-1 zone, along Congress Street, which ends on the northerly side of Congress Street at Merrill Street (see Attachment 2). If the Planning Board wishes to recommend the rezoning of 73 Congress Street to B-1 Neighborhood Business, the Board may wish to take into consideration that there will be three properties along Congress Street, between Merrill Street and 73 Congress Street that will separate the B-1 zones. Currently, these uses are residential uses, however the Board may wish to recommend that these properties also be rezoned B-1 Neighborhood Business to continue the B-1 zone easterly, down Congress Street.

Another consideration, if there were a concern with the possibility of losing residential units within this block of Congress Street, would be that the B-1b Neighborhood Business Zone could be an option.

The purpose of the B-1b neighborhood business zone is:

“to provide appropriate opportunities for the establishment of smallscale ground floor commercial uses in existing buildings, serving a local market, while preserving residential uses and character above the ground floor of structures...”

Suitable locations for this zone may include street intersections, arterial streets, and sites with existing or traditional neighborhood retail and services uses.”

Advertisement

Staff is requesting direction from the Board regarding advertisement of the proposed zone map change. The options are as follows:

1. Rezone 73 Congress Street B-1
2. Rezone the northerly side of Congress Street, from Merrill Street to Howard Street, B-1
3. Rezone 73 Congress Street B-1b
4. Rezone the northerly side of Congress Street, from Merrill Street to Howard Street, B-1b

Attachments:

1. Applicant's Submittal
2. Proposed Rezoning Map
3. Photos of Congress Street from North Street to Howard Street



City of Portland, Maine
Department of Planning and Development
Zone Change Application

Att. 1

Application ID: 736 Application Date: 02/08/2005 CBL: 014 F021001 Property Location: 73 Congress St

Applicant Information:

Harding Smith
Name

The Front Room, LLC
Business Name

65 Waterville Street
Address

Portland, ME 04101
City, State and Zip

319-4368
Telephone Fax

Property Owner:

Munjoy Hill Restorations Llc
Name

40 Portland Pier # 11
Address

Portland, ME 04101
City, State and Zip

653-8216
Telephone Fax

Amendment A B1

Amendment B

Amendment C

Section 14: _____

Requested: _____

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

Letter of intent to lease

Current Zoning Designation: R6

Existing Use of Property:

Currently the space is being used as storage. Formerly it has been sandwich shops and merchantile store.

Proposed Use of Property:

The proposed use is for a bakery restaurant. It is to be a neighborhood type place, casual and affordable. No external changes to the property will be done. The interior will be renovated to serve as a restaurant including the installation of a commercial kitchen. No structural changes.

Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ APPROVAL DATE: _____ ENACTMENT DATE: _____





1a.

APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. **Applicant Information:**

HARDING SMITH (The Front Room, LLC)
 Name

65 Waterville St.
 Address

Portland, ME 04101

319-4368
 Phone Fax

2. **Subject Property:**

71-73 Congress St.
 Address

Portland, ME 04101

14-F-21
 Assessor's Reference (Chart-Block-Lot)

3. **Property Owner:** Applicant Other

Name
Munjoy Hill Restorations LLC

Address
40 Portland Pier #11

Portland, ME 04101
 Phone Fax

653-8216

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

letter of intent to lease (see 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.)

5. **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.)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

Zoning Map Amendment \$2,000.00
 Zoning Text Amendment \$2,000.00
 Contract/Conditional Rezoning
 Under 5,000 sq. ft. \$1,000.00
 5,000 sq. ft. and over \$3,000.00

Legal Advertisements percent of total bill

Notices .55 cents each
(receipt of application, workshop and public hearing)

10

NOTE: Legal notices placed in the newspaper are required by State Statute and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

2-7-05
Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

101

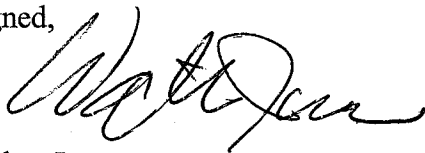
Munjoy Hill Restorations, LLC
Walter Juve
40 Portland Pier #11
Portland, ME 04101

February 5, 2005

Letter of Intent

Munjoy Hill Restorations, LLC, owners of 71-73 Congress Street, Portland, Maine, does intend to lease the ground floor of said property to The Front Room, LLC, Harding Smith being the managing member of The Front Room, LLC. The lease will be for a restaurant and will be enacted immediately once the zoning amendment is complete. Should the zoning amendment not be achieved this letter of intent shall be void with no repercussions to either party. The above property will not be leased to any other party other than The Front Room, LLC unless the zoning amendment is not achieved. This letter of intent will remain valid for a period of six months from the date of the letter.

Signed,



Walter Juve
Munjoy Hill Restorations, LLC

10	CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	DEED DATE
	014	-	E	021	001	01001	73	LIBBEE ST	AI	
	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE			
	0407	0071	15				14			

11	OWNER & MAILING ADDRESS
12	14-E-21 CONGRESS ST
13	71-73 HOWARD ST 2-8
14	3567 SF
15	LEGAL DESCRIPTION
16	CAPE ELIZABETH MAINE 04107

17	LIVING UNITS	104	ZONE	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	114	DEED BOOK	DEED PAGE	DEED DATE
	005	R10			4-1-1				K13762						

18	DELETE 300-330														
19	LAND DATA & COMPUTATIONS														
20	0 NONE	N													
21	LOT	L													
22	1 Regular Lot														
23	2 Apartment Site														
24	SQUARE FEET	S													
25	1 Primary Site														
26	2 Secondary Site														
27	3 Undeveloped														
28	4 Residential														
29	5 Waterfront														
30	ACREAGE	A													
31	1 Primary Site														
32	2 Secondary Site														
33	3 Undeveloped														
34	4 Marshland														
35	5 Waterfront														

36	INFLUENCE FACTOR														
37	1 Unimproved														
38	2 Location														
39	3 Topography														
40	4 Size or Shape														
41	5 Economic Misimprovement														
42	6 Restrictions														
43	7 Corner														
44	8 View														
45	9 Traffic														

46	DEPT. FACTOR														
47	EFFECTIVE UNIT PRICE														
48	LAND VALUE														
49	INFLUENCE FACTORS														
50	1 Unimproved														
51	2 Location														
52	3 Topography														
53	4 Size or Shape														
54	5 Economic Misimprovement														
55	6 Restrictions														
56	7 Corner														
57	8 View														
58	9 Traffic														

59	0 TOTAL	S													
60	1 Irregular Lot	G													
61	2 Site Value														
62	3 Residential														
63	4 Homesite														
64	9 Minus R.O.W.														

65	PROPERTY FACTORS						
66	1 TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC
67	1 ALL PUBLIC		1 PAVED	1	PAVED	1	LIGHT
68	2 PUBLIC WATER		2 SEMI-IMPROVED	2	SEMI-IMPROVED	2	MEDIUM
69	3 PUBLIC SEWER		3 UNPAVED	3	UNPAVED	3	HEAVY
70	4 GAS		4 PROPOSED	4	PROPOSED	4	NONE
71	5 WELL		5 CURB & GUTTER	5	CURB & GUTTER	5	
72	6 SEPTIC		6 SIDEWALK	6	SIDEWALK	6	
73	7 NONE		7 ALLEY	7	ALLEY	7	
74	8 NONE		8 NONE	8	NONE	8	

75	VALUE SUMMARY	
76	LAND	11560
77	BUILDING	58530
78	TOTAL	70090
79	EXEMPT	

80	PREVIOUS ASSESSMENT	
81	LAND	11560
82	BUILDING	58530
83	TOTAL	70090
84	EXEMPT	

85	MEMORANDUM		
86	BASEMENT USED TO BE STORE - NOW IN WORKSHOP. LOST GARANTIANER CLAUSE		
87	SIGNATURE	DATE INSPECTED	COLLECTOR
		050710	MALD

NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO. LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	609	APARTMENT DATA
01	2	RPS		4	15	01			3	0A2		60	1	01				
02	2	RPS		4	12	01												
03	2	RPS		5	14	01												
04	2	BTI		126	1	01												

NO.	SEC. NO.	LEVELS	DIMENSIONS		USE TYPE	WL EXT. HT	CONSTR. TYPE	NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL	AGE FACT	TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS			
			FROM	TO															UNADJUSTED RCN	% GOOD	UNADJUSTED RCN	
11	1	01	28.90	31.6	0910800	08	I	521	100	2	0	0	0	0	3	3						
12	1	01	27.64	31.6	0810902	08	I	522	100	2	2	0	0	0	3	3						
13	1	02	28.24	27.6	0810902	08	I	523	100	2	2	0	0	0	3	3						
14	1	03	16.74	17.0	0810802	08	I	524	100	2	2	0	0	0	3	3						
15								525														
16								526														
17								527														
18								528														

NO.	STR. CODE	FLAT +/-	DIMENSIONS	FUNG. UTIL	YR BLD	RCN	TOTAL	
							FROM - TO	COST MODIFIER
11	01						3.4	984
12	01						2.6	23FK
13	01						1.6	3.3
14	01						2.0	3.0
15	01						3.1	
16	01						1.6	7.3
17	01						3.7	2.8
18	01						6	3.1

STRUCTURE TYPE CODES

- 011 - Apartment
- 012 - Hotel
- 021 - Motel
- 025 - Dwelling Conv.
- 026 - Dwelling Conv. Sales
- 031 - Restaurant
- 032 - Dept. Store
- 033 - Ser. Station
- 034 - Retail Store
- 043 - Manufacturing
- 044 - Light Mfg.
- 045 - Warehouse
- 052 - Medical Cen.
- 344 - Strip Shopping Cen.
- 345 - Disc. Dept. Stores
- 346 - Dept. Stores
- 347 - Supermarket
- 348 - Conv. Food Market
- 351 - Bank
- 352 - Savings Inst.
- 353 - Office Building
- 359 - Day Care Center
- 369 - Retail - single occ.
- 373 - Retail - single occ.
- 386 - Mini Warehouse
- 397 - Office/Warehouse
- 398 - Warehouse

USE TYPE CODES

- 053 - Office Bldg.
- 062 - Cinema
- 070 - Ser. Sta. w/bays
- 071 - Ser. Sta. & Conv. Retail
- 072 - Ser. Sta. & Conv. Storage
- 073 - Ser. Sta. no bays
- 081 - Multi-Use Apart.
- 082 - Multi-Use Office
- 084 - Multi-Use Storage
- 090 - Parking Garage
- 100 - Food Franchise (see detail)

INTERIOR / EXTERIOR CODES

EXTERIOR WALL MATERIAL

- 00 - None
- 01 - Brick or Stone
- 02 - Frame
- 03 - Conc. Block
- 04 - Brick & C.B.
- 05 - Tile
- 06 - Masonry & Frame

HEATING SYSTEM

- 0 - None
- 1 - Hot Air
- 2 - Hot Water/Steam
- 3 - Unit Heaters
- 4 - Electric
- 5 - Heat Pump
- 6 - Solar

AIR CONDITION

- 0 - None
- 1 - Central
- 2 - Unit

SPRINKLER

- 0 - None
- 1 - Wet
- 2 - Dry
- 3 - Other

PLBG/WATER

- 0 - None
- 1 - Minimum
- 2 - Adequate
- 3 - Good

PHYSICAL CONDITION

- 1 - Poor
- 2 - Fair
- 3 - Normal
- 4 - Good
- 5 - Rehabilitated

FUNCTIONAL UTILITY

- 0 - None
- 1 - Poor
- 2 - Fair
- 3 - Normal
- 4 - Good

YARD & SECONDARY BUILDING STRUCTURE CODES

- PA1 - Paving, Asphalt, Parking
- PA2 - Paving, Serv. Station
- PC2 - Paving, Conc. Parking (average)
- AP1 - Fence, Chainlink
- RB1 - Railroad Trackage
- CP5 - Canopy Only
- CP7 - Canopy, Serv. Sta. (economy)
- CP8 - Canopy, Serv. Sta. (average)
- CP9 - Canopy, Serv. Sta. (good)

YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS

NO.	STR. CODE	FLAT +/-	DIMENSIONS	FUNG. UTIL	YR BLD	RCN
11						
12						
13						
14						
15						
16						

BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES

- LD1 - Ldg. Dock, Sli. or Conc.
- LD2 - Ldg. Dock, Wood
- LD3 - Ldg. Dock, Inter.
- LD4 - Truck or Train Well, Interior
- DL1 - Dock Level Floors
- OD1 - O H Doors, Wid or Mtl
- OD2 - O H Doors, Rolling Sli.
- EE1 - Enclosed Entry
- SF1 - Store Front, Wid, Frame
- SF2 - Store Front, AV, Mtl.
- SF3 - Store Front, Elaborate
- MS1 - Miscellaneous Structure

TOTAL OTHER IMPROVEMENTS

11 - 3.4 984

12 - 2.6 23FK

13 - 1.6 3.3

14 - 2.0 3.0

15 - 3.1

16 - 1.6 7.3

17 - 3.7 2.8

18 - 6 3.1

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 71-73	STREET Congress	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST. 5	ZONE	CHART 14	BLOCK F	LOT 21
CARD NO. OF		RECORD OF TAXPAYER		YEAR		BOOK	PAGE		ASSESSMENT RECORD

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19
41	87	300	95	2800	1150
TOTAL VALUE LAND				1270	
TOTAL VALUE BUILDINGS				6490	
TOTAL VALUE LAND AND BUILDINGS				8760	
SQ. FT. TO-FROM CH.		BLK. 7260		LOT	
TOTAL VALUE LAND				1270	
TOTAL VALUE BUILDINGS				6600	
TOTAL VALUE LAND AND BUILDINGS				7870	
SQ. FT. TO-FROM CH.		BLK. 7260		LOT	

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19
41	87	300	95	2800	1150
TOTAL VALUE LAND				1270	
TOTAL VALUE BUILDINGS				6490	
TOTAL VALUE LAND AND BUILDINGS				8760	
SQ. FT. TO-FROM CH.		BLK. 7260		LOT	
TOTAL VALUE LAND				1270	
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SQ. FT. TO-FROM CH.		BLK. 7260		LOT	

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19
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SQ. FT. TO-FROM CH.		BLK. 7260		LOT	
TOTAL VALUE LAND				1270	
TOTAL VALUE BUILDINGS				6620	
TOTAL VALUE LAND AND BUILDINGS				7890	
SQ. FT. TO-FROM CH.		BLK. 7260		LOT	

COLE-LAYER-TRUMBULL CO., DAYTON, OHIO

RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

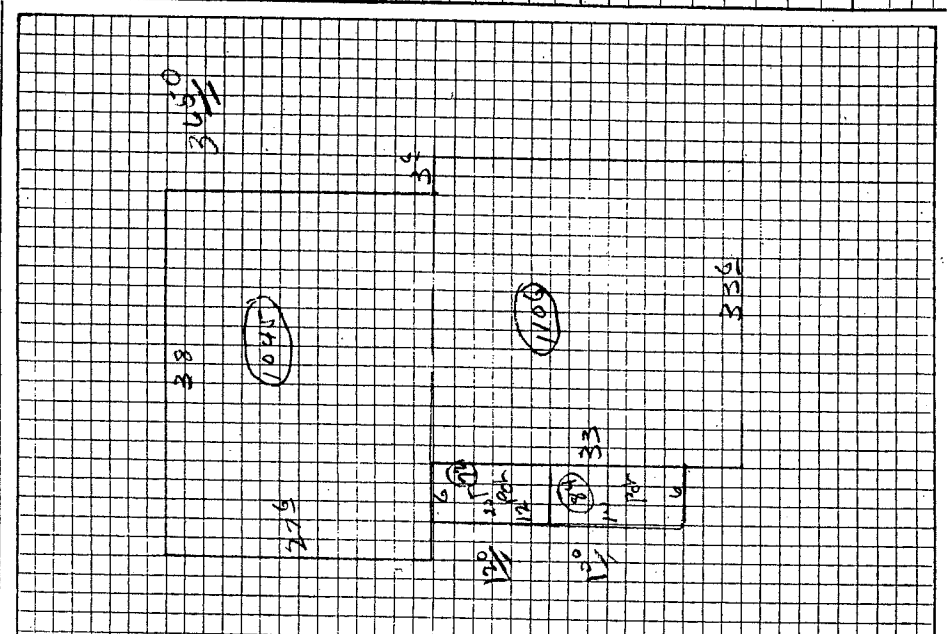
YEAR 19

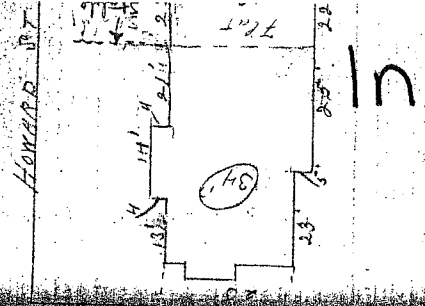
113 plus store
 11/24 555 St. Clair
 8/5/66 9126 E. W. H.

FOUNDATION		CONSTRUCTION		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	3
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	5
1/4	3/4	B	1 2 3	STD. WAT. HEAT	2
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ASBES. SHINGLES		TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE		1ST	2
SOLID BRICK		HARDWOOD		2ND	
STONE VENEER		PLASTER		3RD	
CONC. OR CIND. BL.		UNFINISHED		OCCUPANCY	
TERRA COTTA		METAL CLG.		SINGLE FAMILY	
VITROLITE		RECREAT. ROOM		TWO FAMILY	
PLATE GLASS		FINISHED ATTIC		APARTMENT	9
INSULATION		FIREPLACE		STORE	
WEATHERSTRIP		HEATING		THEATRE	
ROOFING		PIPELESS FURNACE		HOTEL	
ASPH. SHINGLES		HOT AIR FURNACE		OFFICES	
WOOD SHINGLES		FORCED AIR FURN.		WAREHOUSE	
ASBES. SHINGLES		STEAM		COMM. GARAGE	
SLATE		HOT WAT. OR VAPOR		GAS STATION	
METAL		NO HEATING		ECONOMIC CLASS	
COMPOSITION		GAS BURNER		OVER BUILT	
ROLL ROOFING		OIL BURNER		UNDER BUILT	
INSULATION		STOKER		DT. 4/11/50	AR. CS
				LD. 20	PD. CS
				MS.	CK.

SUMMARY OF BUILDINGS		COMPUTATIONS	
UNIT	1951	1951	1955
1106 S. F.	7670	7670	7670
S. F.			
ADDITIONS	+ 2370	+ 3870	
BASEMENT	+ 150	+ 150	
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FRONT	+ 260	+ 260	
FIREPLACE			
HEATING			
PLUMBING	+ 710	+ 990	+ 990
TILING			
M.F.	+ 770	+ 770	
TOTAL	13660	13890	
FACTORY	770	+ 770	
REP. VAL.	14230	14660	14710
PHY. VAL.	370	670	
F. D.	A	B	C
SOUND VAL.	600	600	660
TAX VAL.	3950	3975	3975
YR.	19	19	19

1951 TOTAL BLDGS.	
19	557350
19	3900
19	450





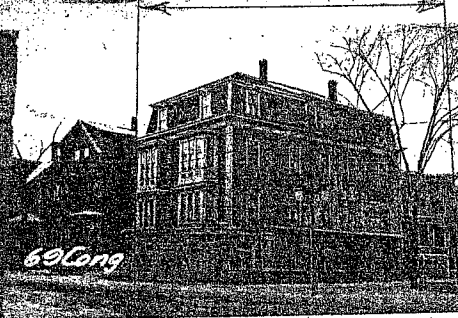
Block 147 Lot 21
 Use of Bldg. DEVELOPING MANUFACTURE Name
 Tenants and Rooms 30 Rooms
 Rentals 40 20 30 20 20 30 20
 Age 307
 Condition of Repair FAIRLY GOOD

- | | | |
|-----------------|----------------|------------------|
| Class | Exterior | Plumbing |
| Bungalow | Clapboards | Common |
| Single House | Siding | Individual |
| Two family | Shingles | Open |
| Three family | Stucco | Set tubs |
| Apartment | Paper | Finish |
| Store Building | Tapestry Brick | Plain |
| Office | Com. Brick | Hardwood |
| Factory | Galv. Iron | Halls |
| Storage | Stone | Wood |
| Stables | Terra Cotta | Terrazzo |
| Garage, private | Concrete | Marble |
| Garage, public | | |
| Theatre | Heating | Roof - Roofing |
| Club House | Stove / RENT | Shingle |
| Cottage | Furnace | Slate |
| | Hot Water | Gravel |
| Foundation | Steam | Prepared |
| Brick | | Asbestos |
| Stone | Light | Flat |
| Concrete | Oil | Gable |
| Pile | Gas | Hip |
| Basement | Electric | Dormers |
| Fill | | French |
| Cement Floor | Floor | Windows |
| Waterproof | Common | Plain Glass |
| WOOD | Hardwood | Wire Glass |
| Construction | Re-Concrete | Shutters |
| Frame | Concrete Slab | Miscellaneous |
| Brick | Waterproof | Elevator |
| Tile | | Sprinkler |
| Blocks | Celling | Fire Escape |
| Stucco | Plaster | Refrigerator |
| Re-Concrete | Metal | Vacuum Cleaner |
| Mill | Panelled | Safes and Vaults |
| Steel Frame | Rough | Telephone Equip. |

Ground Area 2,888 Height 28' 4"
 Cubic Feet 107,449 Unit 16
 Utility Dep. 40 Per cent.
 Dep. 40 Per cent.
 - Sound Value, \$ 10,027

Land 3380 Corner Interior Alley
 Front (3580) Depth = ft.
 COMPUTATION
 $3380 \times 105 \times .30 = 1074$
 $3380 \times 15 = 50700$
 $50700 - 1074 = 50696$
 $50696 \div 4 = 12674$

Area	Multiplier	Coefficient	
	R		
Year	Unit	Coefficient	Land Value
19			<u>1200</u> X



69 Long
 v. 16000 | 14-F-21

Surveyed by MOTHERSHELL - RISE - DUFF
 APR - 5 (Remarks on other Side)

Cover Letter

This letter is to provide more information regarding the application for a zoning amendment by Harding Smith of The Front Room, LLC. The property in question is at the corner of Congress and Howard Streets. The building is listed as mixed residential/commercial, but lies just outside the B1 zone. It is one block from the restaurant Blue Spoon on Congress St. It is two blocks from the restaurant 100 Congress. It is requested that the B1 zoning be extended to this address of 73 Congress Street in order to develop a neighborhood restaurant in the street level space. Formerly the location has been sandwich shops, serving hot meals and mercantile stores. Through the assessors' office, evidence has been found as to those businesses. Pictures and documents are included in the application to show this fact. In discussions with the neighborhood residents and with the city council representative for this district, it is apparent that such a restaurant will be welcomed and well patronized. With its close proximity to the community center, the restaurant will serve as a gathering place for residents and nonresidents alike. The planned bakery facet of the operation will allow locals to buy fresh baked breads from around the corner. It is thought that the addition of a restaurant to the area will enhance the community's appeal. It is desired to begin operations before summer season arrives. Thank you for your cooperation in this matter.

4

200

Area	Multiplier	Coefficient	1 p.
	R		
Year	Unit	Coefficient	Land Value
19			\$1200



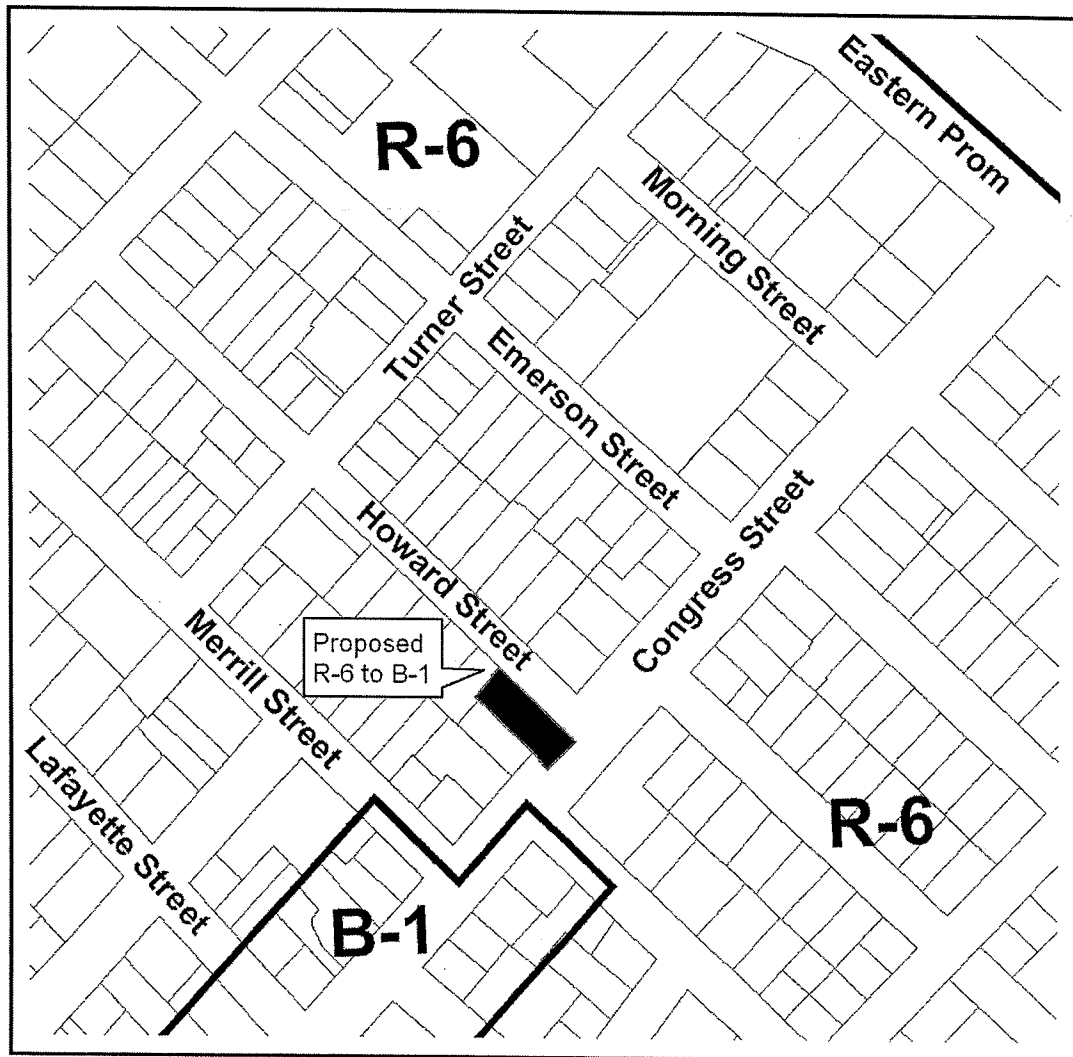
69609

Surveyed by MOTHERSILL - RIGG - DUFF

(Remarks on other Side)

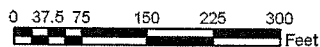
APR 1908 368-21000-22000

Att. 2



Proposed Rezoning for 73 Congress Street from R6 to B1

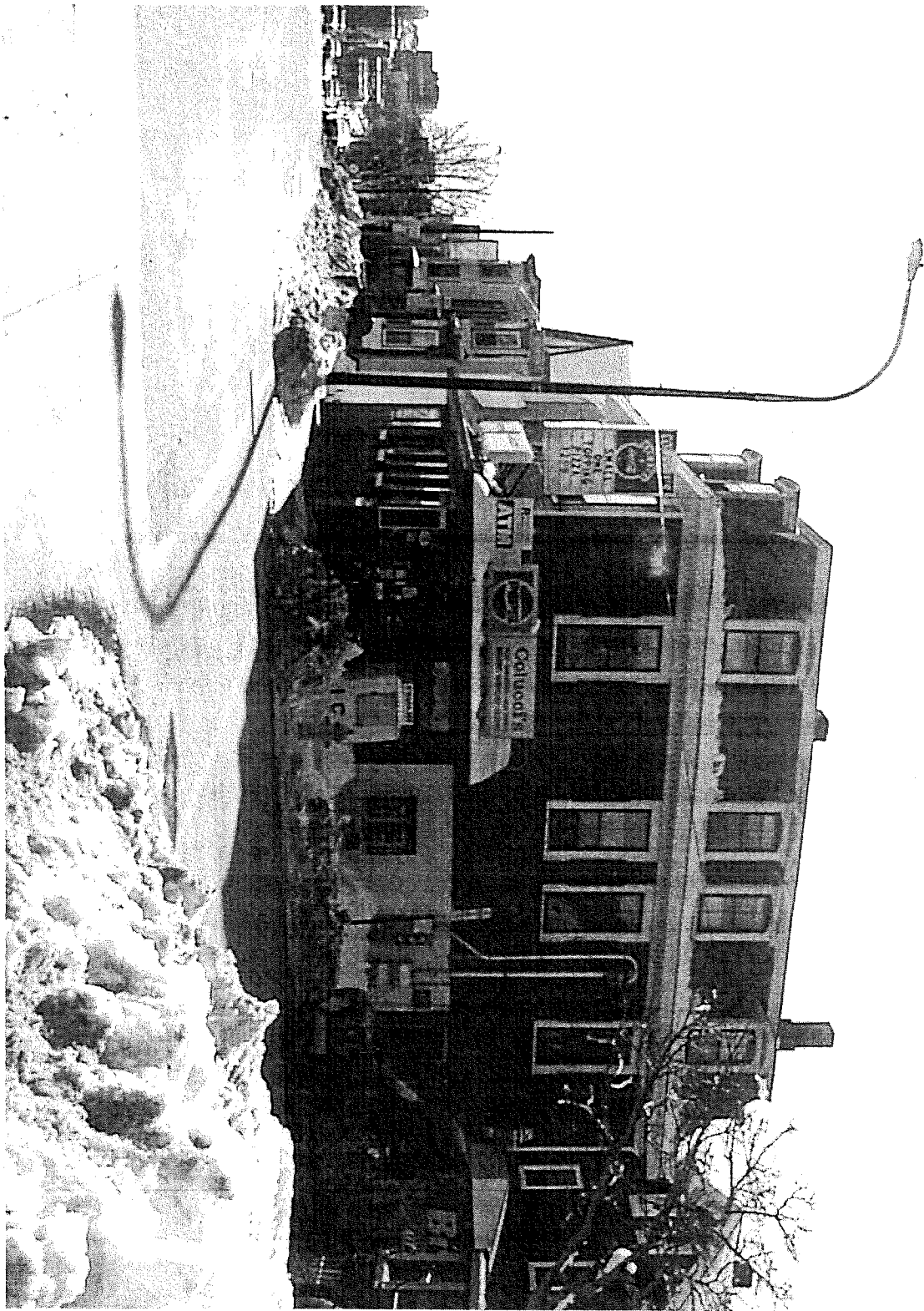
February 2005

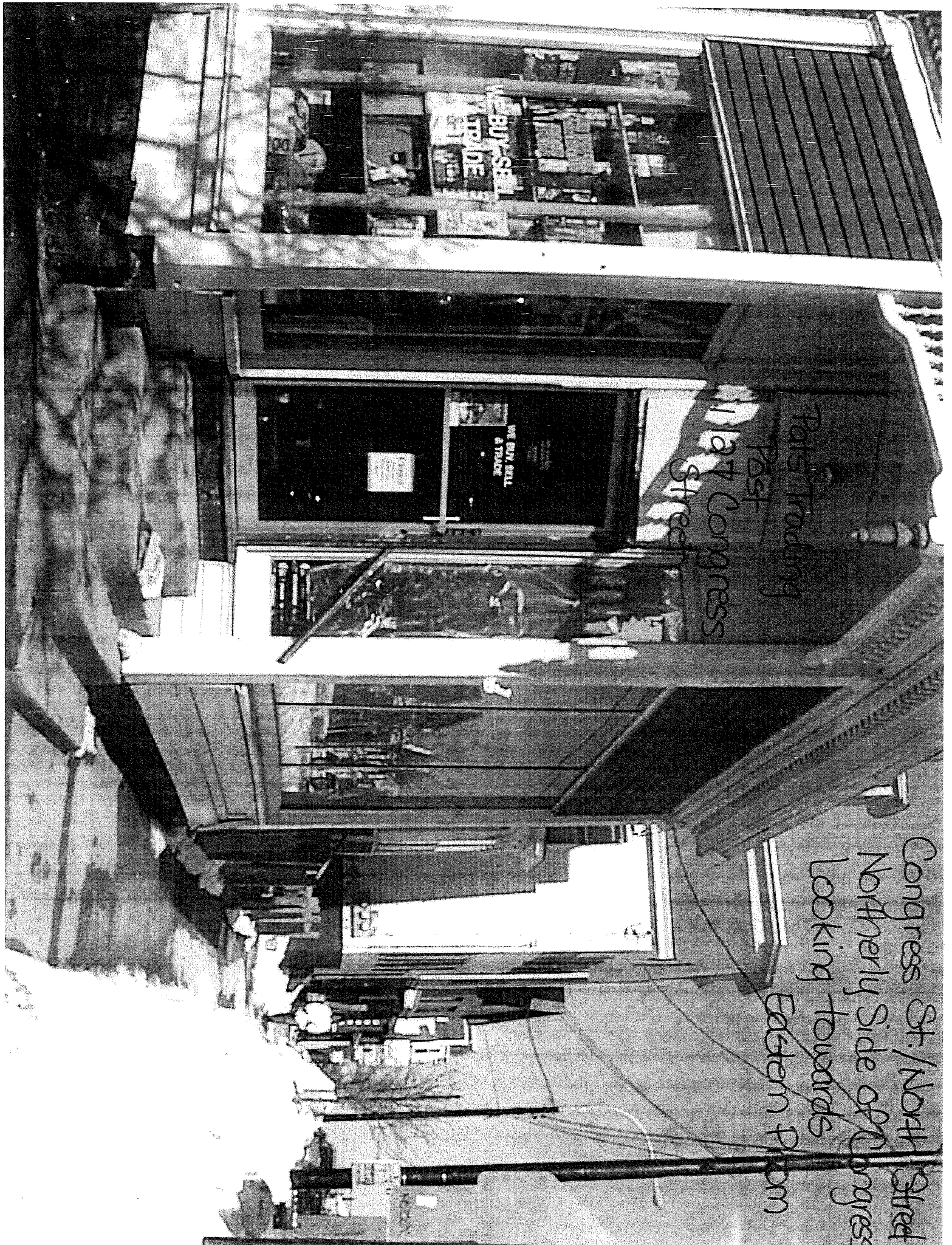


Map prepared by the City of Portland's Department of Planning and Development

Att. 3

Congress + North Street
North Side of Congress St.
Looking toward Franklin Arterial





Pats Trading Post
Congress Street

Congress St./North Street
Northernly Side of Congress
Looking towards
Eastern Prom

WE BUY, SELL & TRADE

WE BUY, SELL & TRADE

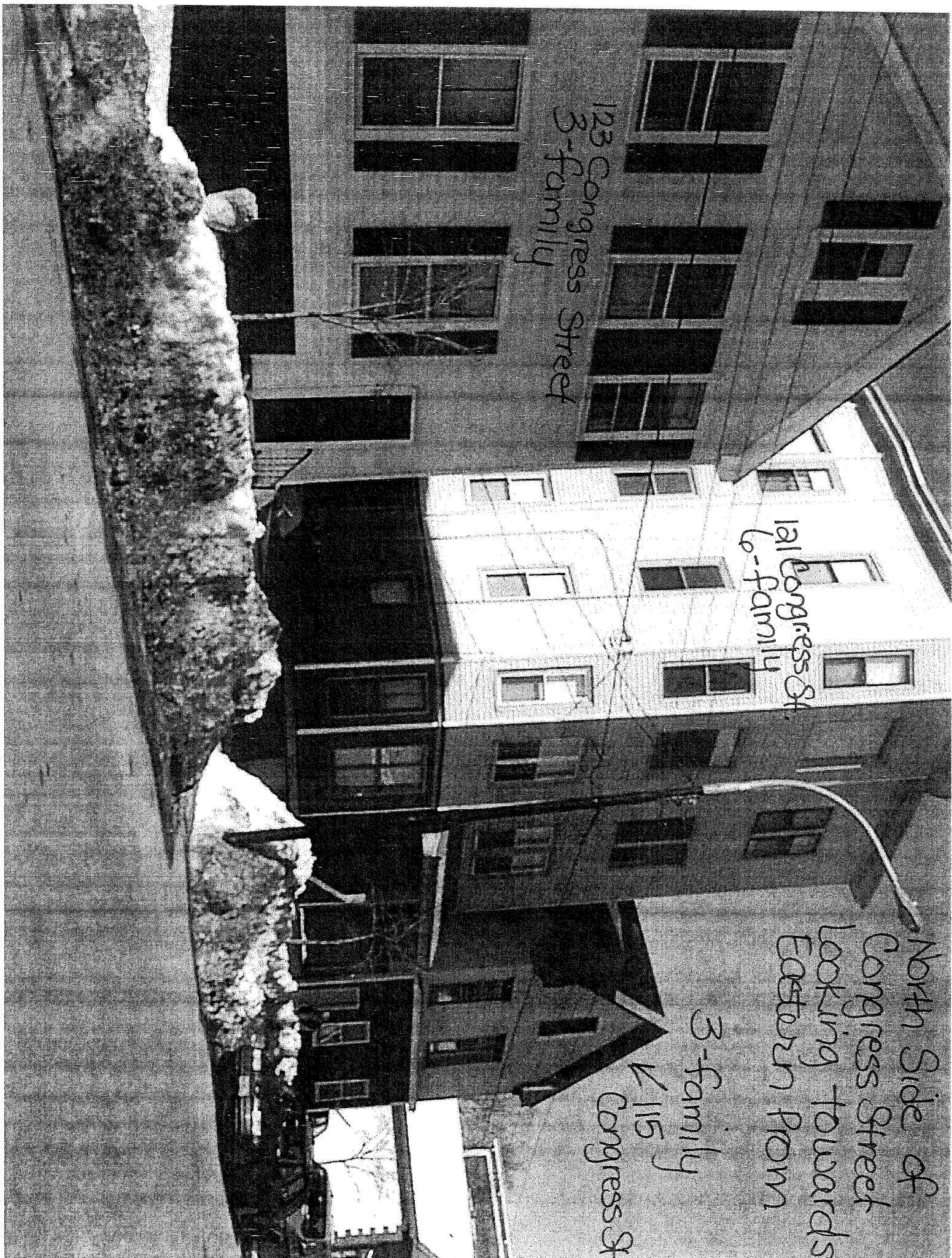
520

123 Congress Street
3-family

121 Congress St.
6-family

North Side of
Congress Street
Looking towards
Eastern Prom

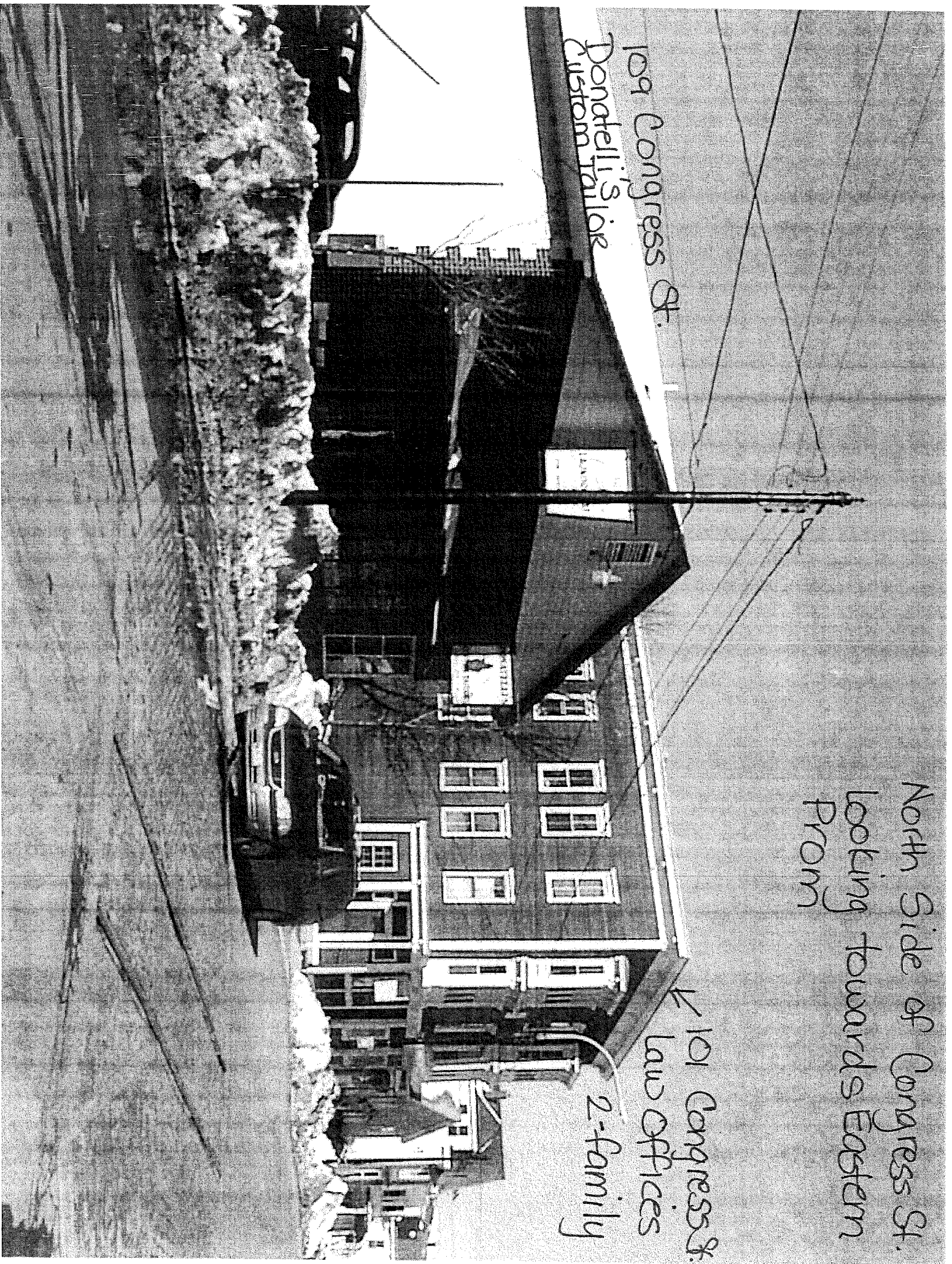
3-family
← 115
Congress St.



North Side of Congress St.
Looking towards Eastern
Prom

109 Congress St.
Donatelli's
Custom Tailor

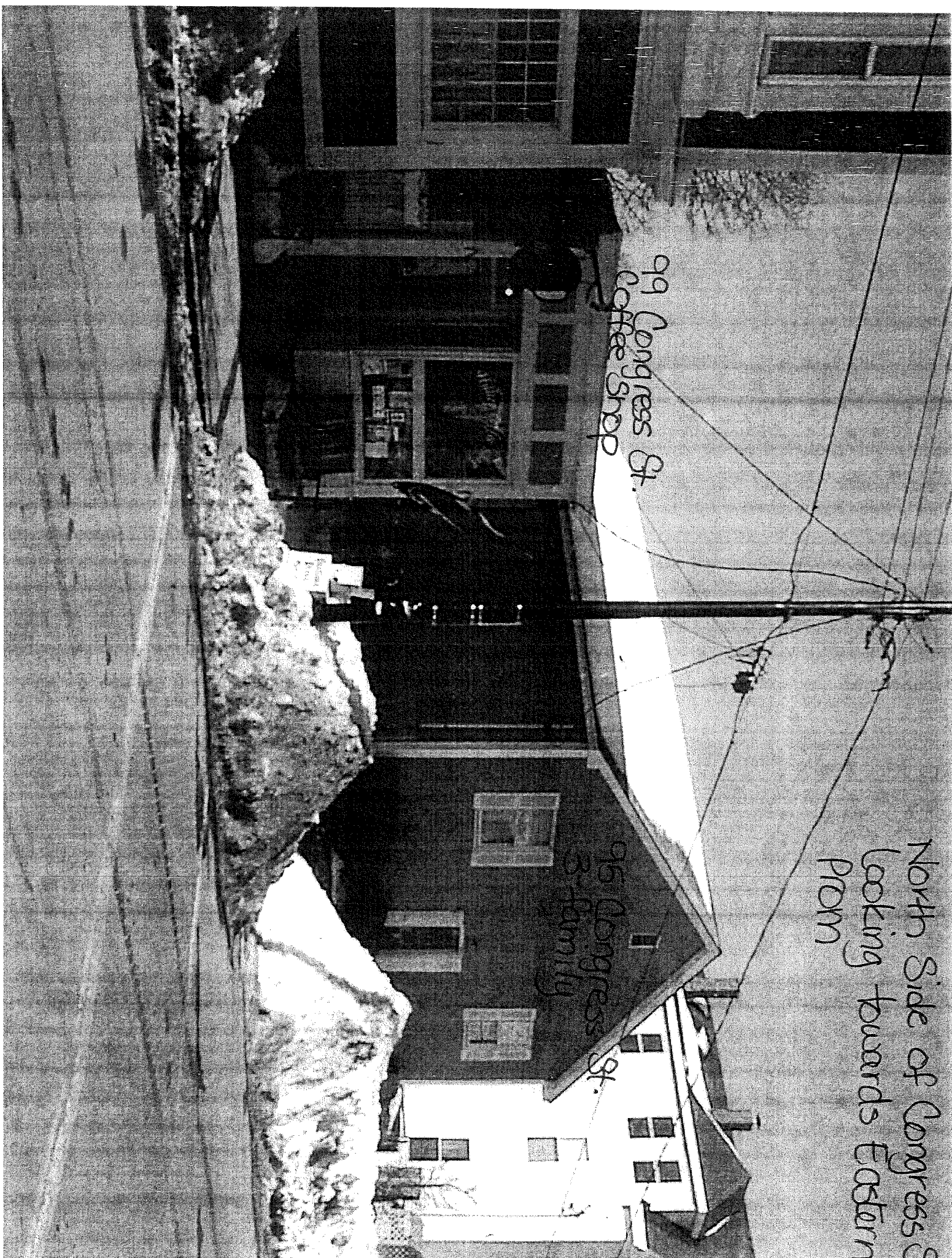
101 Congress St.
Law Offices
2-Family



North Side of Congress St.
Looking towards Eastern
Prom

99 Congress St.
Coffee Shop

95 Congress St.
B-family



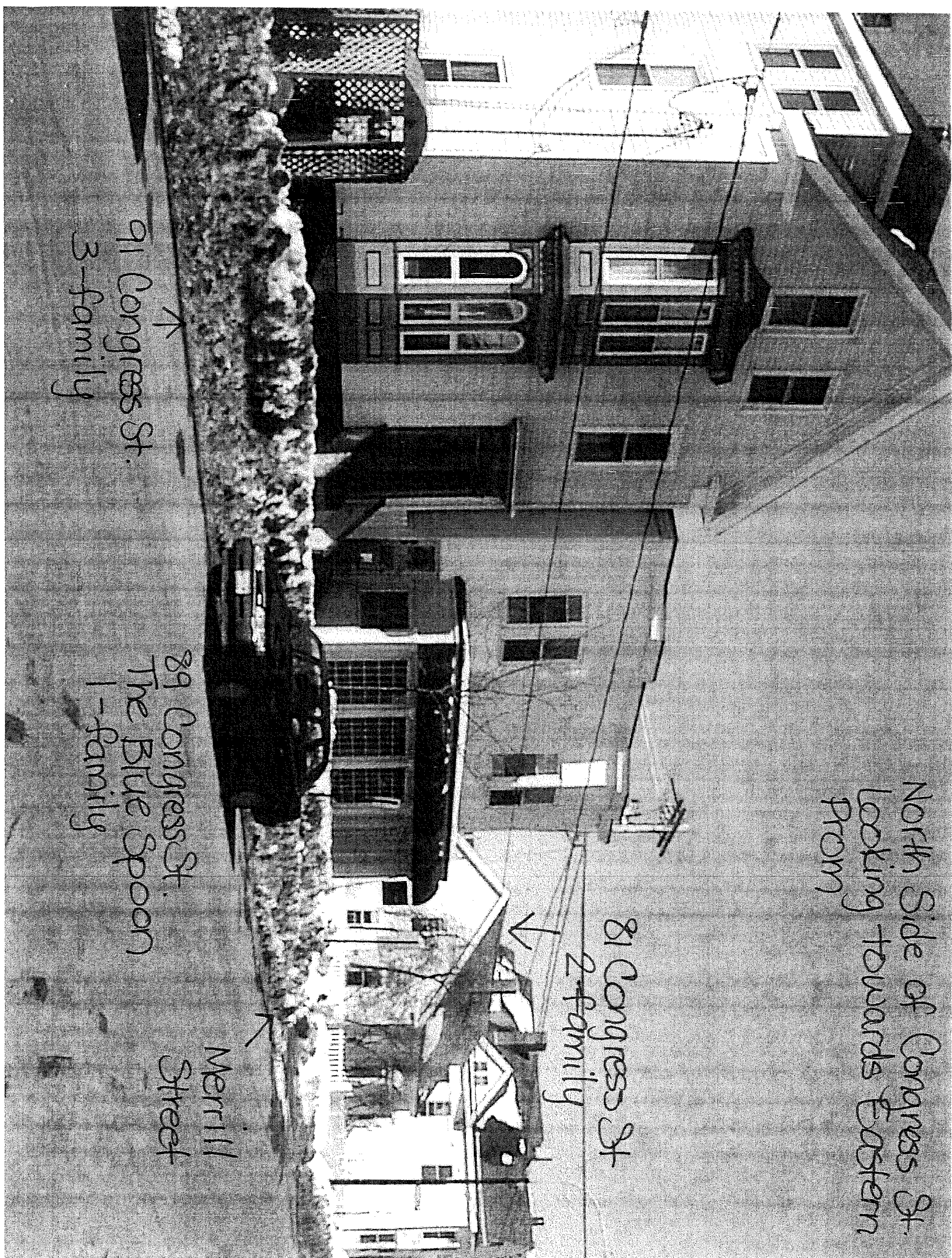
North Side of Congress St.
Looking towards Eastern
Prom

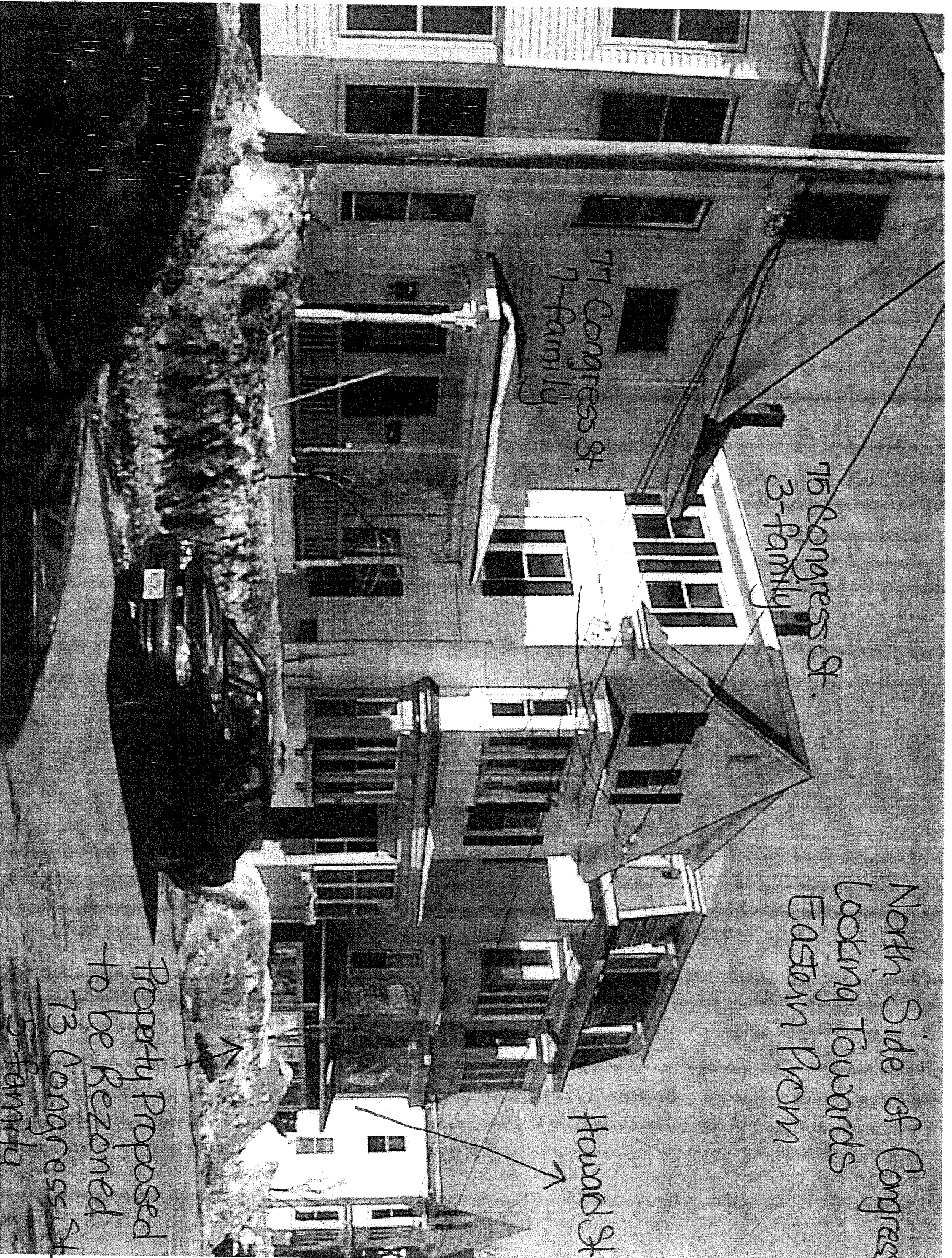
81 Congress St
2-family

Merrill
Street

89 Congress St.
The Blue Spoon
1-family

91 Congress St.
3-family





75 Congress St.
3-Family

77 Congress St.
7-Family

North Side of Congress
Looking Towards
Eastern Prom

Howard St.

Property Proposed
to be Rezoned
73 Congress St.
5-Family

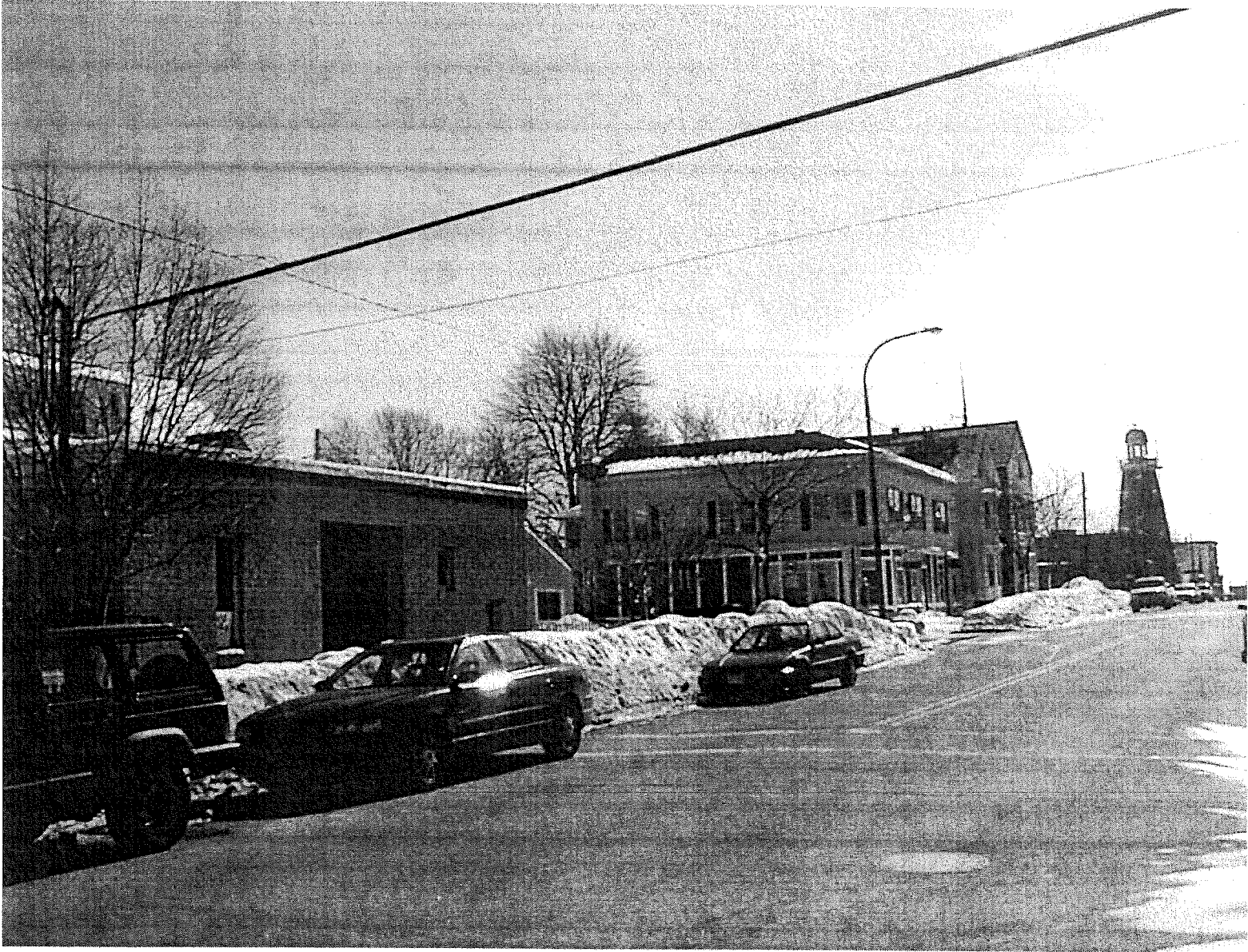
Southerly Side of
Congress St. at
Howard St.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. looking
towards Franklin
Arterial.



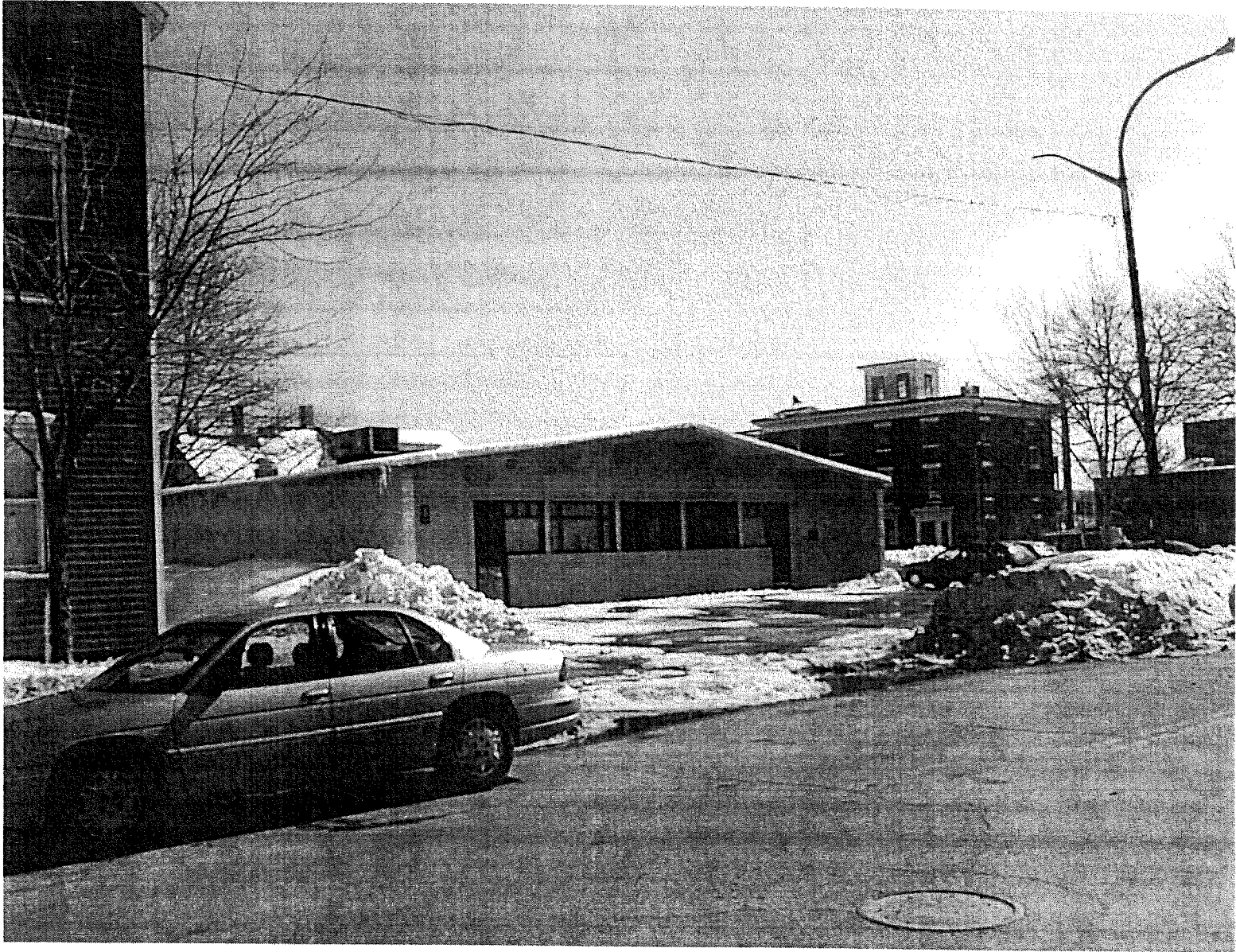
Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. looking
towards Franklin
Arterial.

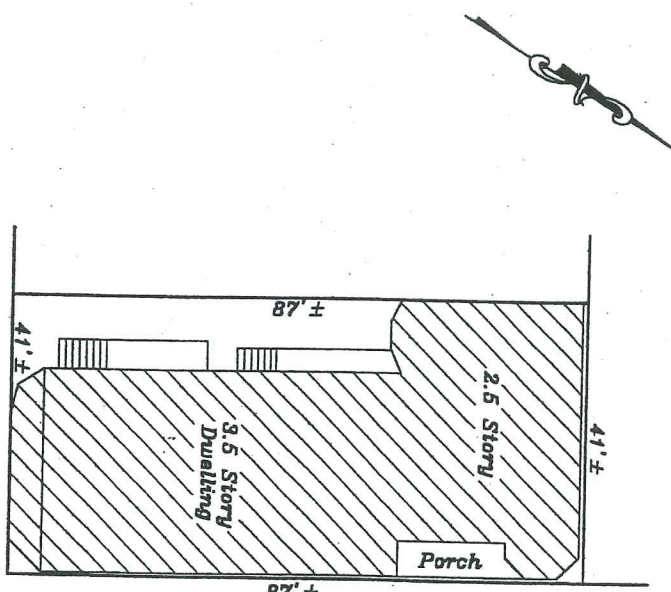


Southerly Side of
Congress St. looking
towards Franklin
Arterial.



45

ADDRESS: 79 CONGRESS STREET
PORTLAND, MAINE INSPECTION DATE: NOVEMBER 30, 2001
SCALE: 1" = 20'



CONGRESS STREET

HOWARD STREET

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPEARANCES, IF ANY.

APPLICANT: ROBERT CLARK REQUESTING PARTY: LEITE & LEWIS

OWNER: 90706 ATTORNEY: JAMES R. LEWIS

LENDER: _____ FILE NO. 8011067 FIELD BOOK: 280

TITLE REFERENCES: _____ YOUR FILE #: 104420

DEED BOOK: 18492 PAGE: 217

PLAN BOOK: _____ PAGE: _____ LOT: _____

COUNTY: CUMBERLAND

MUNICIPAL REFERENCE: _____

MAP: 14 BLOCK: F LOT: 21

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 150008 PANEL: 0044E ZONE: C DATE: APRIL 28, 1988. THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING setback requirements AT THE TIME OF CONSTRUCTION.

YOUR FILE #: 104420
NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BERGTON AVENUE
PORTLAND, ME 04102
(207) 878-1910
332 CLARKS POINT ROAD
LYNN, ME 04053
(207) 438-3552

Robert Clark
12.3.01

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

INSR. BR. TPB

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
114	-	E	121	001	01071	110	WINDMILLS ST	AZ	0407	0071	102	113
OWNER & MAILING ADDRESS												
14 KINNEY ERNEST M												
71-73 HOWARD ST 2-B												
3567SF												
LEGAL DESCRIPTION												
CAPE ELIZABETH MAINE 04107												

MO	YR	TYPE	AMOUNT	SOURCE	VALID	
						SALES DATA
200						
201						
202						

TYPE	VALIDITY CODES					
	1 Land	0 Valid Sale	H. Court Order Decree			
2 Land and Buildings	A. Relative Sale	I. Bankruptcy Proceeding				
3 Building	B. Intra Corporation	J. Undivided Interest				
	C. Included Excessive Personal Property	K. To or From Non-Profit Organization				
	D. Changed After Sale/Asmt.	L. Reacquisition/Sale of Foreclosed Property				
	E. To or From Government	M. Zoning Change				
	F. Transfer of Convenience	N. Other				
	G. Partial Sale of Assessed Unit					

ENTRANCE CODES	INFO CODES					
	1 Entrance and Signature Gained	1 Owner				
2 Entrance Gained	2 Tenant					
3 Not Applicable, Unimproved Parcel	3 Other					
4 Entrance and Information Refused						
5 Entrance Refused, Information at Door						
6 Currently Unoccupied						
7 Estimated for Miscellaneous Reasons (See Memorandum)						
8 Occupant Not at Home						

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

MEMORANDUM
 BASEMENT USED TO BE STORE - NOW A WORK SHOP. COST GRANITE/FAHNER CLAUSE

SIGNATURE: *[Handwritten Signature]*

DATE INSPECTED: 050710

COLLECTOR: MLD

LAND DATA & COMPUTATIONS										
DELETED	300-330									
LOT										
1	Primary Site									
2	Secondary Site									
3	Undeveloped									
4	Residual									
5	Waterfront									
ACREAGE										
1	Primary Site									
2	Secondary Site									
3	Undeveloped									
4	Residual									
5	Waterfront									
0 TOTAL										

PROPERTY FACTORS									
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC			
1	ALL PUBLIC	1	PAVED	1	LIGHT	1			
2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2			
3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3			
4	GAS	4	PROPOSED	4	NONE	4			
5	WELL	5	CURB & GUTTER	5					
6	SEPTIC	6	SIDEWALK	6					
7	NONE	7	ALLEY	7					
8	NONE	8	NONE	8					

VALUE SUMMARY				PREVIOUS ASSESSMENT			
LAND		LAND	11560				
BUILDING		BUILDING	58530				
TOTAL	70090	TOTAL					
EXEMPT		EXEMPT					

NO. BLDG	GEN. BLDG. DATA	NO. LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO. 605	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO. 609	APARTMENT DATA						
																					YR BUILT	NO. UNITS	EFF. 1BR	2BR	3BR	PARKING DATA
01	910 ± 005	2	RPS	-	4	15	01				3	0A2	-	60	1	01				005	2BR	1BR				
02		2	RPS	-	4	12	01						-													
03		2	RPS	-	5	14	01						-													
04		2	BTI	-	126	1	01						-													

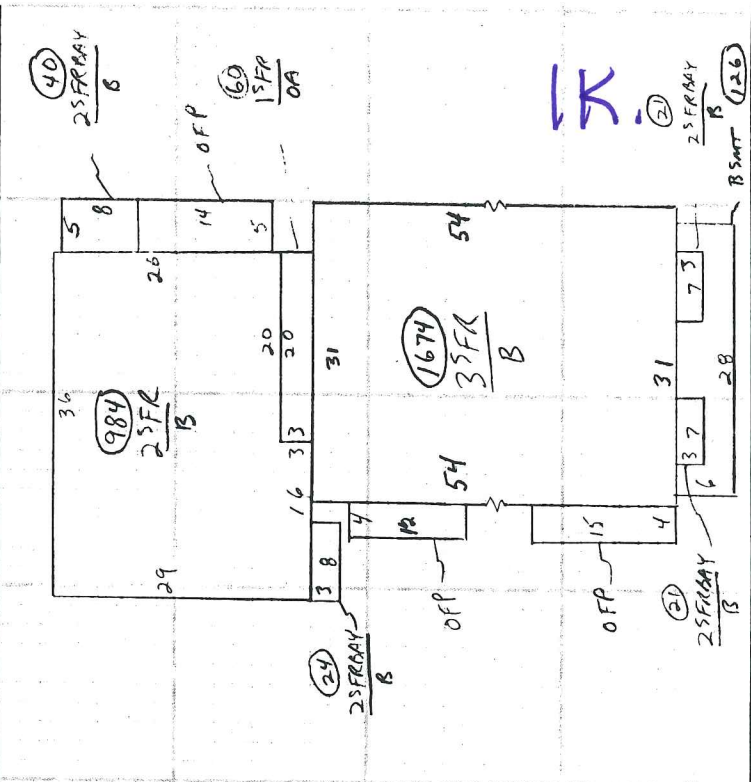
SEC. NO.	LEVELS		DIMENSIONS	USE TYPE		NO. CONCS.	W/ HT	EXT. W/LS	TYPE	NO. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNG UTIL	AGE	FACT	TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS					
	FROM	TO		PERIM.	SIZE																NO.	HTG	AC	PLBG	HTG	AC
11	1	21	41	316	09108100	1				521	2	0	0	2	0	2	3									
12	1	21	01	316	08109102	1				522	2	2	0	2	0	2	3									
13	1	22	02	276	08109102	1				523	2	2	0	2	0	2	3									
14	1	23	03	170	08108102	1				524	2	2	0	2	0	2	3									
15	-									525																
16	-									526																
17	-									527																
18	-									528																

STR. CODE	FLAT +/-	DIMENSIONS	IDEN UNIT	FUNG. UNIT	YR BUILT	% COND.	RCN	RCNLD	TOTAL OTHER IMPROVEMENTS	
									YR BUILT	% COND.
0										
11										
12										
13										
14										
15										
16										
TOTAL										

STRUCTURE TYPE CODES	USE TYPE CODES	EXTERIOR WALL MATERIAL	HEATING SYSTEM	AIR CONDITION
11 - Apart. Garden 12 - Apart. H. R. 14 - Hotel/Motel, H. R. 15 - Hotel/Motel, L. R. 21 - Restaurant 25 - Fast Food 31 - Auto Dealer, F.S. 33 - Ser. Station (full) 34 - Ser. Station (self) 38 - Parking Gar/Deck 41 - Reg. Shop, Mall 42 - Cmty. Shop, Cen. 43 - Neigh. Shop, Cen.	011 - Apartment 012 - Hotel 021 - Motel 025 - Dwelling Conv. 026 - Dwelling Conv. 031 - Restaurant 032 - Dept. Store 033 - Disc. Store/Mkt. 034 - Retail Store 043 - Manufacturing 044 - Light Mfg. 045 - Warehouse 052 - Medical Cen.	00 - None 01 - Brick or Stone 02 - Frame 03 - Conc. Block 04 - Brick & C.B. 05 - Tile 06 - Masonry & Frame	0 - None 1 - Hot Air 2 - Hot Water/Steam 3 - Unit Heaters 4 - Electric 5 - Heat Pump 6 - Solar	0 - None 1 - Central 2 - Unit SPRINKLER 0 - None 1 - Wet 2 - Dry 3 - Other % OF SPRINKLER 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full

INTERIOR / EXTERIOR CODES	INTERIOR WALL MATERIAL	CONSTRUCTION TYPES	PARTITIONS	PLBG/WATER	PHYSICAL CONDITION	FUNCTIONAL UTILITY	YARD & SECONDARY BUILDINGS
00 - None 07 - Mt., Light 08 - Mt., Sandwch 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure	00 - None 07 - Mt., Light 08 - Mt., Sandwch 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure	0 - None 1 - Wood Joist (wd. & steel) 2 - Fire resistant (steel frame) 3 - Fireproof (rein. conc. frame) 4 - Light Steel	0 - None 1 - Below Normal 2 - Normal 3 - Above Normal	0 - None 1 - Minimum 2 - Adequate 3 - Good	0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good 5 - Rehabilitated	0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good	PA1 - Paving, Asph. Parking PA2 - Paving, Serv. Station PC1 - Paving, Conc. Parking (average) PC2 - Paving, Conc. Heavy Duty AP1 - Fence, Chainlink RR1 - Railroad Trackage CP5 - Canopy Only CP7 - Canopy, Serv. Sta. (economy) CP8 - Canopy, Serv. Sta. (average) CP9 - Canopy, Serv. Sta. (good)

STRUCTURE TYPE CODES	USE TYPE CODES	EXTERIOR WALL MATERIAL	CONSTRUCTION TYPES	PARTITIONS	PLBG/WATER	PHYSICAL CONDITION	FUNCTIONAL UTILITY	YARD & SECONDARY BUILDINGS
39 - DELETE 701-706	011 - Apartment 012 - Hotel 021 - Motel 025 - Dwelling Conv. 026 - Dwelling Conv. 031 - Restaurant 032 - Dept. Store 033 - Disc. Store/Mkt. 034 - Retail Store 043 - Manufacturing 044 - Light Mfg. 045 - Warehouse 052 - Medical Cen.	00 - None 01 - Brick or Stone 02 - Frame 03 - Conc. Block 04 - Brick & C.B. 05 - Tile 06 - Masonry & Frame	0 - None 1 - Wood Joist (wd. & steel) 2 - Fire resistant (steel frame) 3 - Fireproof (rein. conc. frame) 4 - Light Steel	0 - None 1 - Below Normal 2 - Normal 3 - Above Normal	0 - None 1 - Minimum 2 - Adequate 3 - Good	0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good 5 - Rehabilitated	0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good	PA1 - Paving, Asph. Parking PA2 - Paving, Serv. Station PC1 - Paving, Conc. Parking (average) PC2 - Paving, Conc. Heavy Duty AP1 - Fence, Chainlink RR1 - Railroad Trackage CP5 - Canopy Only CP7 - Canopy, Serv. Sta. (economy) CP8 - Canopy, Serv. Sta. (average) CP9 - Canopy, Serv. Sta. (good)



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 71-73	STREET Congress	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
					5		14	F	21

TAXPAYER ADDRESS AND DESCRIPTION PASSMAN ABRAHAM I & SAMUEL SEGAL 21 SHERMAN ST CITY LAND & BLDG CONGRESS ST #71-73 & HOWARD ST #2-8 ASSESSORS PLAN 14-F-21 AREA 3567 SQ FT	RECORD OF TAXPAYER <i>Age, & ...</i> YEAR 1952 BOOK 17 PAGE 17
---	---

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19
41	87	300	95	2800	1150		
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND AND BUILDINGS							
SQ. FT. TO-FROM CH.							
SQ. FT. TO-FROM CH.							

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND AND BUILDINGS							
SQ. FT. TO-FROM CH.							
SQ. FT. TO-FROM CH.							

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
1025	5250		WATER
6275			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
750	3950		WATER
4700			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
750	3975		WATER
4700			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
1025	5250		WATER
6275			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
750	3950		WATER
4700			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

ASSESSMENT RECORD		PROPERTY FACTORS	
LAND	BLDG.	TOPOGRAPHY	IMPROVEMENTS
750	3975		WATER
4700			SEWER
			GAS
			ELECTRICITY
			ALL UTILITIES
			TREND OF DISTRICT
			IMPROVING
			STATIC
			DECLINING

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
41	87	300	95
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.			
SQ. FT. TO-FROM CH.			

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.			
SQ. FT. TO-FROM CH.			

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.			
SQ. FT. TO-FROM CH.			

YEAR	ORIG. COST	RENTAL
1945 <td>7500 <td>1360 </td></td>	7500 <td>1360 </td>	1360
YEAR	U. S. R. S.	NET
1945 <td>7500 <td>1330 </td></td>	7500 <td>1330 </td>	1330

Cover Letter

This letter is to provide more information regarding the application for a zoning amendment by Harding Smith of The Front Room, LLC. The property in question is at the corner of Congress and Howard Streets. The building is listed as mixed residential/commercial, but lies just outside the B1 zone. It is one block from the restaurant Blue Spoon on Congress St. It is two blocks from the restaurant 100 Congress. It is requested that the B1 zoning be extended to this address of 73 Congress Street in order to develop a neighborhood restaurant in the street level space. Formerly the location has been sandwich shops, serving hot meals and mercantile stores. Through the assessors' office, evidence has been found as to those businesses. Pictures and documents are included in the application to show this fact. In discussions with the neighborhood residents and with the city council representative for this district, it is apparent that such a restaurant will be welcomed and well patronized. With its close proximity to the community center, the restaurant will serve as a gathering place for residents and nonresidents alike. The planned bakery facet of the operation will allow locals to buy fresh baked breads from around the corner. It is thought that the addition of a restaurant to the area will enhance the community's appeal. It is desired to begin operations before summer season arrives. Thank you for your cooperation in this matter.

5500
4

1200

Area	Multiplier	Coefficient
------	------------	-------------

	R	
--	---	--

Year	Unit	Coefficient	Land Value
------	------	-------------	------------

19			\$1200
----	--	--	--------



69 Long

16000

14-F-21

Surveyed by MOTHERSHELL-RIGO-DUFF

(Remarks on other Side)

APR - 5 1924

22-1088-368-21500-2-2000

19
Munjoy Hill Restorations, LLC
40 Portland Pier # 11
Portland, ME 04101

May 16, 2005

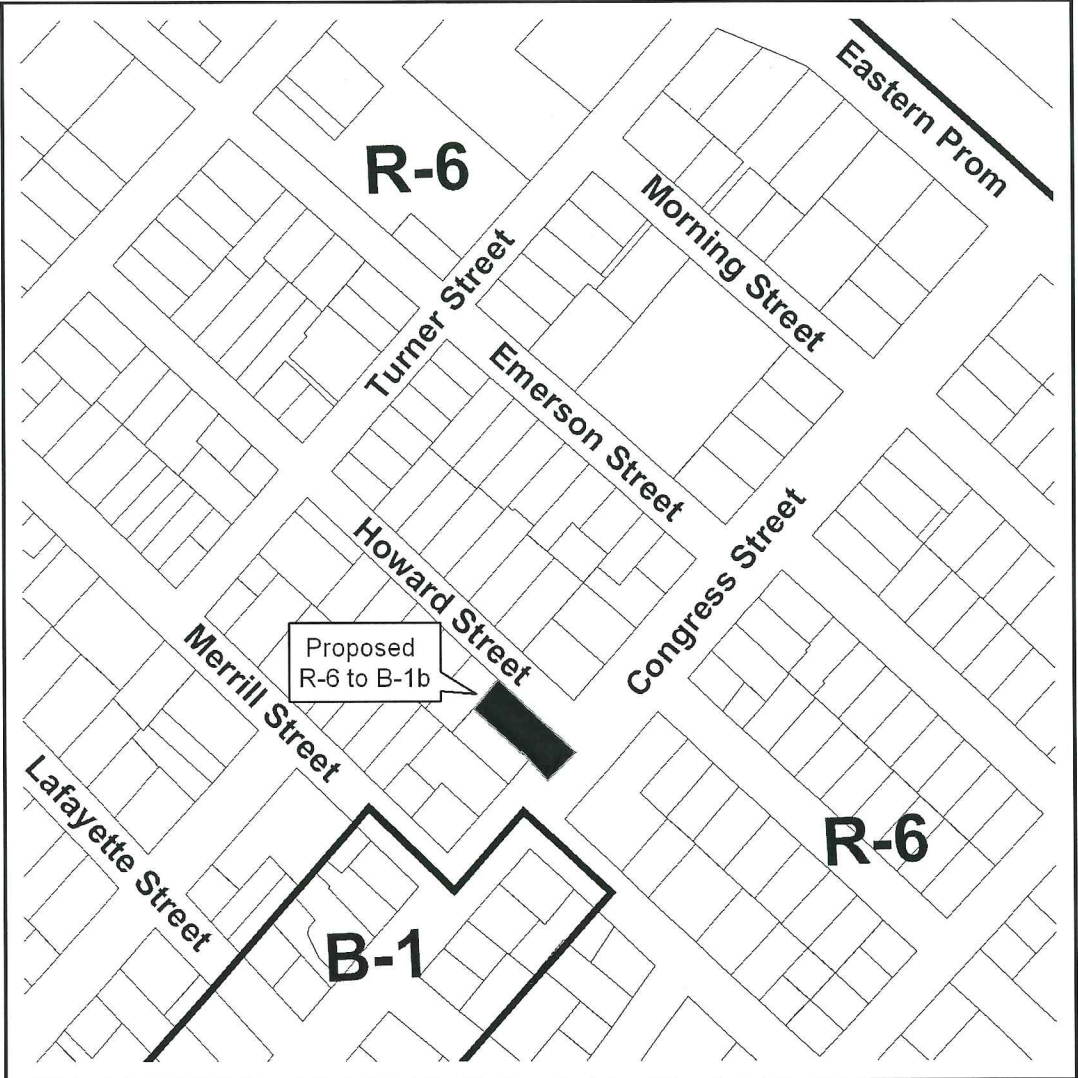
To Whom It May Concern:

Please be advised that Munjoy Hill Restorations, LLC is a co-applicant with Harding Smith of The Front Room, LLC for the rezoning application filed with the Portland Planning Administration for the property at 73 Congress Street. The wish is a change from R-6 to B1-B.

Sincerely,

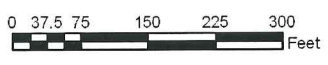


Walter Juve, Munjoy Hill Restorations, LLC



Proposed Rezoning for 73 Congress Street from R6 to B1b

February 2005



Map prepared by the City of Portland's Department of Planning and Development

Att. 3

Congress & North Street
North Side of Congress St.
Looking toward Franklin Arterial





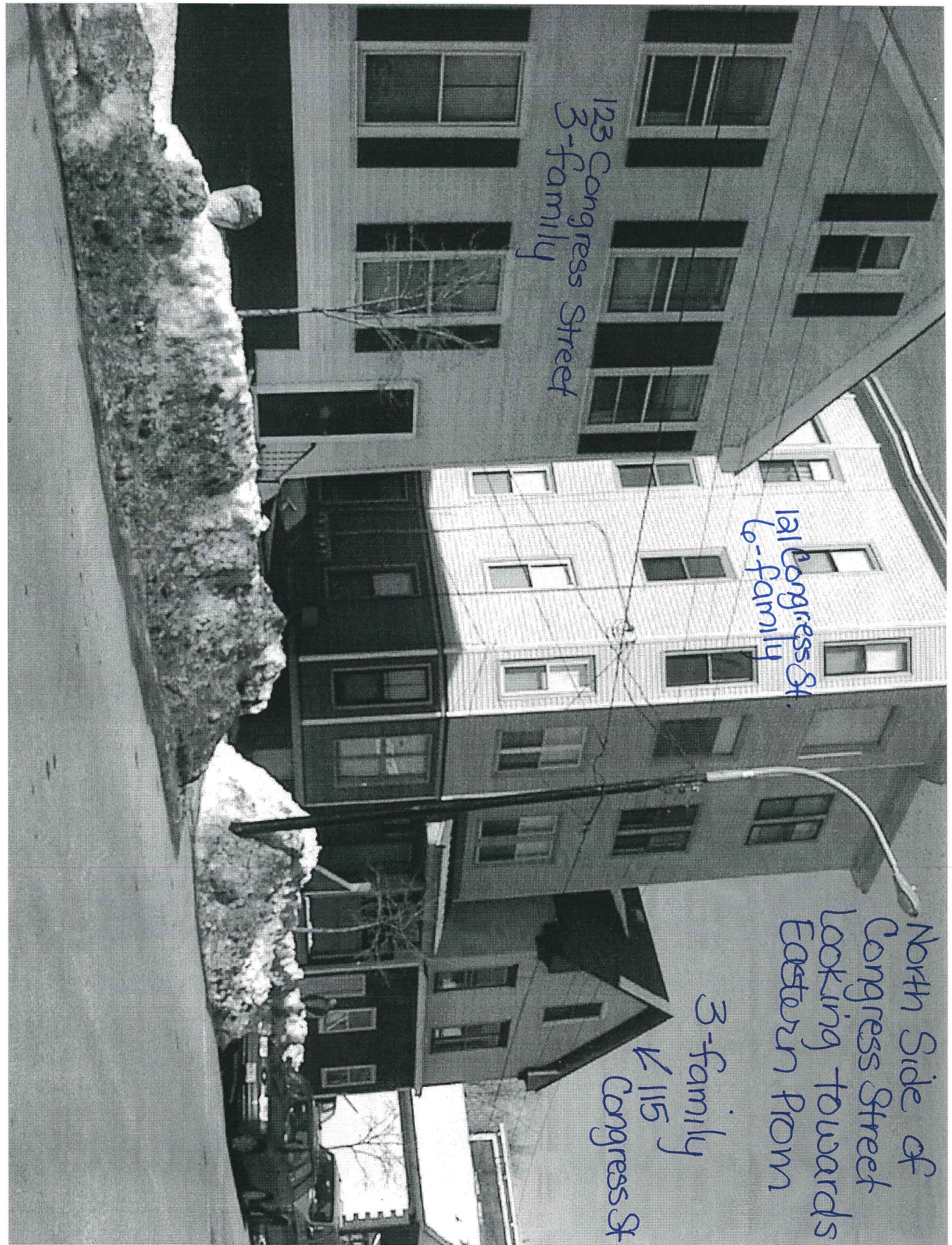
Pats Trading
Post
1127 Congress
Street

Congress St./North Street
Northernly Side of Congress
Looking towards
Eastern Prom

123 Congress Street
3-family

121 Congress St.
6-family

North Side of
Congress Street
Looking towards
Eastern Prom
3-family
← 115
Congress St.



North Side of Congress St.
Looking towards Eastern
Prom

109 Congress St.
Donatelli's
Custom Tailor

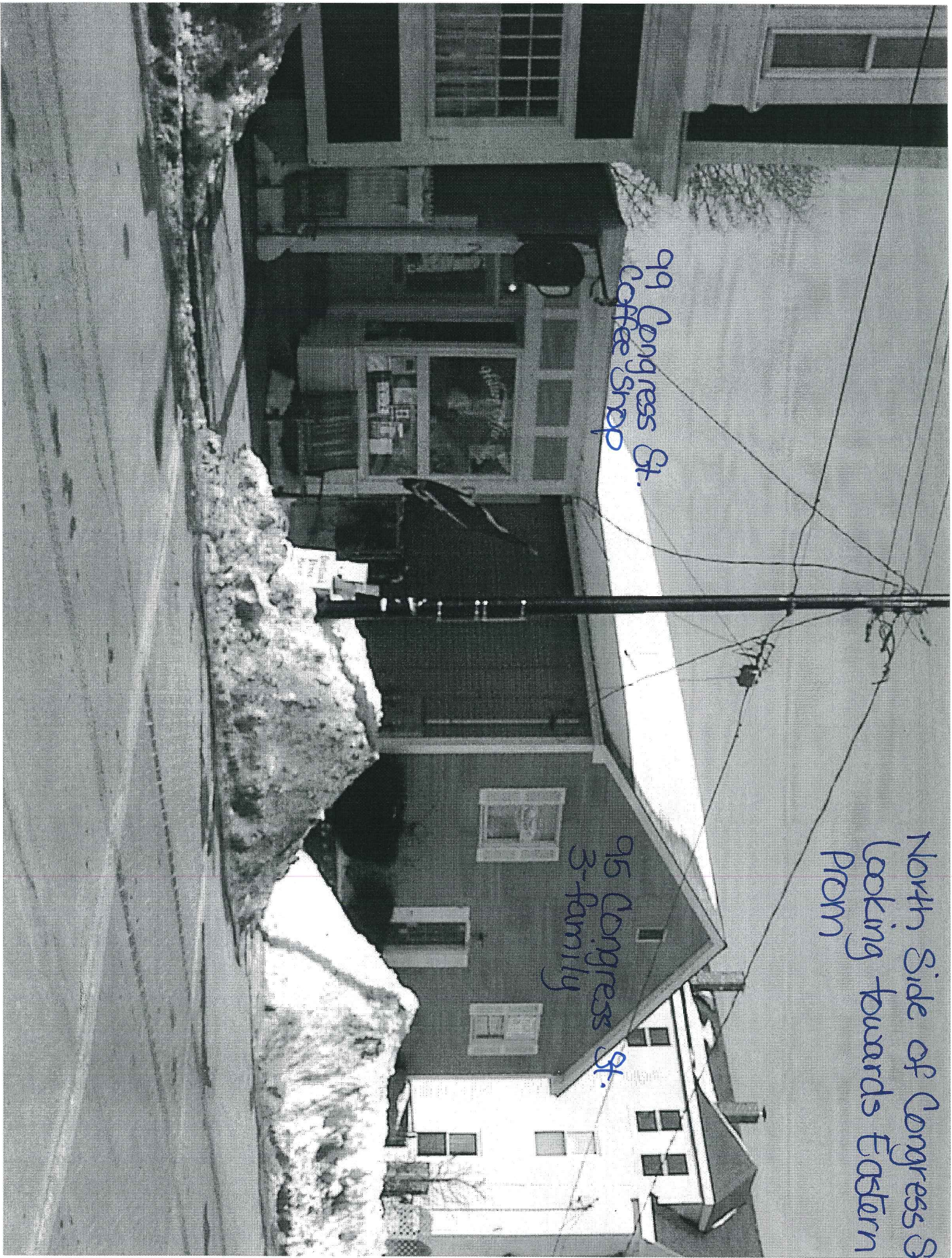
101 Congress St.
Law Offices
2-family



North Side of Congress St.
Looking towards Eastern
Prom

99 Congress St.
Coffee Shop

95 Congress St.
3-family



North Side of Congress St.
Looking towards Eastern
Prom

81 Congress St
2-family

Merrill
Street

89 Congress St.
The Blue Spoon
1-family

91 Congress St.
3-family



North Side of Congress
Looking Towards
Eastern Prom

715 Congress St.
3-Family

717 Congress St.
7-Family

Howard St.

Property Proposed
to be Rezoned
73 Congress St.
5-family



Southerly Side of
Congress St. at
Howard St.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly Side of
Congress St. Looking
towards Franklin
Arterial.



Southerly side of
Congress St. looking
towards Franklin
Arterial.



Neighborhood Meeting Certification

I, Harding Smith hereby certify that a neighborhood meeting was held on April 19th 2005, at 73 Congress Street at 5:00pm.

I also certify that on April 6th 2005, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed,



Harding Smith

date April 20, 2005

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

4a

The Front Room, LLC

April 4, 2005

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a restaurant located at 73 Congress Street.

Meeting Location: 73 Congress Street
Meeting Date: April 19, 2005
Meeting Time: 5:00 pm

If you have any questions, please call Harding Smith at 319-4368

Sincerely,



Harding Lee Smith
chef/owner

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

Neighborhood Meeting Minutes

At 5 pm April 19, 2005 Harding Smith opened the doors at 73 Congress Street. As people came in they were asked to sign in on the sign in sheet and each given a copy of handout from the Planning Division. Displayed were a large format of the floor plan and the exterior drawing of the planned renovations. At 5:15 pm Mr. Smith called the meeting to order and discussed the concept of the restaurant and its worth to the community. He then opened the meeting for questions and concerns of those attending. Questions were answered regarding liquor sales and venting of the hood systems. Neighbors were reassured that it is intended as a restaurant first and foremost but that liquor would be sold. They were also assured that the venting would be out the side of the building and not visible from the street. All in attendance were in favor of this style of business to the area and were very much in favor of the zone change. At 5:45pm the meeting was adjourned.

prepared by Harding Smith

4d

The Front Room, LLC

April 4, 2005

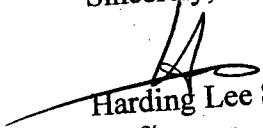
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Meeting Location: 73 Congress Street
Meeting Date: April 19, 2005
Meeting Time: 5:00 pm

If you have any questions, please call Harding Smith at 319-4368

Sincerely,


Harding Lee Smith
chef/owner

Note:
Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.

CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM

TO: Sonia Bean

FROM: Alexander Jaegerman, Director of Planning Division

DATE: May 11, 2005

SUBJECT: Agenda Request
73 Congress Street, R-6 Residential to B-1b Neighborhood Zone Request

- 1) Council Meeting at which action is requested (Date): Public Hearing: June 6, 2005
- 2) Can action be taken at a later date? _____ YES _X_ NO

The applicants are requesting that the first reading by the City Council be waived for this rezoning proposal.

I. SUMMARY OF ISSUE

Harding Smith, The Front Room, LLC and Munjoy Hill Restorations, LLC are requesting a zone change for the property located at 73 Congress Street to allow a bakery restaurant on the street level of the building. The current zoning of the site is R-6 Residential, which does not allow a retail use.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

The applicant is intending to locate a neighborhood bakery restaurant on the street level of the building located at 73 Congress Street. The R-6 zone does not allow retail uses.

III. INTENDED RESULT (How does it resolve the issue/problem?)

The R-6 zone would not allow a neighborhood bakery restaurant. The B-1b Neighborhood Business Zone would allow a retail on the first floor of the building, while maintaining the residential uses and character of the upper floors.

IV. FINANCIAL IMPACT

The proposal does not have any known financial impact on the City.

V. STAFF ANALYSIS & RECOMMENDATION

The Planning Board held a public hearing on the proposed development on May 10, 2005 and voted to recommend unanimously (6-0) to the City Council, approval of the proposed B-1b Neighborhood Rezoning at 73 Congress Street.

Attachments:

A. Planning Board Report #33-05

cc: Elizabeth Boynton, Associate Corporation Counsel

R-6 RESIDENTIAL TO B-1B NEIGHBORHOOD BUSINESS ZONE CHANGE
REQUEST
VICINITY OF 73 CONGRESS STREET

HARDING SMITH, THE FRONT ROOM, LLC
AND
MUNJOY HILL RESTORATIONS, LLC
CO-APPLICANTS

Submitted to:
Portland City Council
Portland, Maine

Submitted by:
Kandice Talbot, Planner

May 11, 2005

I. INTRODUCTION

Harding Smith, The Front Room, LLC and Munjoy Hill Restorations, LLC are requesting a zone change for the property located at 73 Congress Street to allow a bakery restaurant on the street level of the building. The current zoning of the site is R-6 Residential, which does not allow a retail use. The applicant's submittal is included as Attachment 2.

The applicant is requesting that the first reading by the City Council be waived.

264 notices were sent to area property owners. Two notices of the Public Hearing appeared in the Portland Press Herald. The notice was posted in the City Clerk's office fourteen days prior to the public hearing. The applicant held a neighborhood meeting on the zone change on April 19, 2005. The neighborhood meeting certification packet is included as Attachment 4.

II. FINDINGS

Current Zoning:	R-6 Residential
Proposed Zoning:	B-1b Neighborhood Business
Land Area:	3,566 sq. ft.
Existing Use:	Residential
Proposed Use:	1 st Floor - Bakery Restaurant Upper Floors - Residential

III. SURROUNDING USES

The property is located at the corner of Congress Street and Howard Street. Currently, the site is being used as storage. However, Assessor's records have shown that in the past, this area has been formerly used as sandwich shops and a mercantile store. The Assessor's records list the use of the building as residential/commercial with five (5) residential units.

The property is located in the Congress Street area between Merrill Street and Howard Street. Merrill Street is west of Howard Street. From Merrill Street westerly, the properties along Congress Street are zoned B-1, as shown on the proposed rezoning map included as Attachment 2. East of Howard Street, along Congress Street, the properties are all zoned R-6.

There is a mixture of commercial and residential uses along this section of Congress Street, going northeasterly from North Street to Howard Street. On the north side of Congress Street, the commercial uses are located on the corner lots of the block, with the residential uses on Congress Street located on the interior properties. The southerly side of Congress Street, within this vicinity, is mostly commercial uses.

A vicinity map is included as Attachment 1c.

IV. DEVELOPMENT PLAN

The proposed use for the first floor of the building located at 73 Congress Street is a bakery restaurant. The applicant has stated that it is to be a neighborhood type place, which will be casual and affordable. Munjoy Hill Restorations, LLC is proposing to update the exterior of the building, while Mr. Smith will be renovating the interior. The interior will be renovated to serve as a restaurant, including the installation of a commercial kitchen.

V. ZONING POLICY ANALYSIS

As mentioned previously, the site is zoned R-6 Residential. The applicant would like to locate a bakery restaurant on the street level of the building located at 73 Congress Street. The R-6 Zoning does not allow retail uses. The applicant is requesting a B-1b Neighborhood Business Zone to allow the bakery restaurant.

The purpose of the B-1b neighborhood business zone is:

"to provide appropriate opportunities for the establishment of smallscale ground floor commercial uses in existing buildings, serving a local market, while preserving residential uses and character above the ground floor of structures. Building additions are encouraged but not required to meet the maximum setbacks of 14-16.5'(3).

Suitable locations for this zone may include street intersections, arterial streets, and sites with existing or traditional neighborhood retail and service uses."

The proposed rezoning is a compatible neighborhood use and is located at the corner of Congress Street and Howard Street. Mr. Smith is proposing a bakery restaurant that will allow the adjoining neighborhood to buy fresh baked goods from around the corner. As you can see by Attachment 1 p, the building was designed so that the ground level would be used as a retail/commercial use, while maintaining the residential uses on the upper floors. Records also show that this location has previously been used as commercial/retail space.

VI. PLANNING BOARD RECOMMENDATION

The Planning Board recommended unanimously (6-0) to the City Council, the rezoning of the property located at 73 Congress Street from R-6 Residential to the B-1b Neighborhood Business Zone.

The applicant had originally requested a rezoning to the B-1 zone. The Planning Board reviewed that request, but the consensus was that a B-1b zone would better fit in this neighborhood, as the B-1b would allow a neighborhood compatible retail use on the first floor, while maintaining the residential uses on the upper floors.

Attachments:

1. Applicant's Submittal
2. Proposed Rezoning Map
3. Photos of Congress Street from North Street to Howard Street
4. Neighborhood Meeting Certification Packet



City of Portland, Maine
Department of Planning and Development
Zone Change Application

Att. 1

Application ID: 736 **Application Date:** 02/08/2005 **CBL:** 014 F021001 **Property Location:** 73 Congress St

Applicant Information:

Harding Smith
 Name

The Front Room, LLC
 Business Name

65 Waterville Street
 Address

Portland, ME 04101
 City, State and Zip

319-4368
 Telephone Fax

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

Letter of intent to lease

Current Zoning Designation: R6

Existing Use of Property:

Currently the space is being used as storage. Formerly it has been sandwich shops and merchantile store.

Proposed Use of Property:

The proposed use is for a bakery restaurant. It is to be a neighborhood type place, casual and affordable. No external changes to the property will be done. The interior will be renovated to serve as a restaurant including the installation of a commercial kitchen. No structural changes.

Property Owner:

Munjoy Hill Restorations Llc
 Name

40 Portland Pier # 11
 Address

Portland, ME 04101
 City, State and Zip

653-8216
 Telephone Fax

Amendment A B1

Amendment B _____

Amendment C _____

Section 14: _____

Requested:

Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ **APPROVAL DATE:** _____ **ENACTMENT DATE:** _____





1a.

APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

HARDING SMITH (The Front Room, LLC)

Name

65 Waterville St.

Address

Portland, ME 04101

319-4368

Phone

Fax

2. Subject Property:

71-73 Congress St.

Address

Portland, ME 04101

14-F-21

Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Munjoy Hill Restorations LLC

Address

40 Portland Pier #11

Portland, ME 04101

Phone

Fax

653-8216

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

letter of intent to lease (see 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.)

5. 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.)

1b.

6. Existing Use:

Describe the existing use of the subject property:

Currently the space is being used as storage. Formerly it has been - sandwich shops and mercantile store.

7. Current Zoning Designation(s): R6

8. 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.

The proposed use is for a bakery restaurant. It is to be a neighborhood type place, casual and affordable. No external changes to the property will be done. The interior will be renovated to serve as a restaurant including the installation of a commercial kitchen. No structural changes.

9. Sketch Plan: On a separate sheet please provide a sketch 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"=100'.)

10. Proposed Zoning: Please check all that apply:

- A. Zoning Map Amendment, from R6 to B1
- B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

- C. Conditional or Contract Zone

A conditional or contract rezoning may 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 and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

10

- Zoning Map Amendment \$2,000.00
- Zoning Text Amendment \$2,000.00
- Contract/Conditional Rezoning
 - Under 5,000 sq. ft. \$1,000.00
 - 5,000 sq. ft. and over \$3,000.00
- Legal Advertisements percent of total bill
- Notices .55 cents each
(receipt of application, workshop and public hearing)

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

2-7-05
Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

101

Munjoy Hill Restorations, LLC
Walter Juve
40 Portland Pier #11
Portland, ME 04101

February 5, 2005

Letter of Intent

Munjoy Hill Restorations, LLC, owners of 71-73 Congress Street, Portland, Maine, does intend to lease the ground floor of said property to The Front Room, LLC, Harding Smith being the managing member of The Front Room, LLC. The lease will be for a restaurant and will be enacted immediately once the zoning amendment is complete. Should the zoning amendment not be achieved this letter of intent shall be void with no repercussions to either party. The above property will not be leased to any other party other than The Front Room, LLC unless the zoning amendment is not achieved. This letter of intent will remain valid for a period of six months from the date of the letter.

Signed,



Walter Juve
Munjoy Hill Restorations, LLC

101

Munjoy Hill Restorations, LLC
Walter Juve
40 Portland Pier #11
Portland, ME 04101

February 5, 2005

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Signed,



Walter Juve
Munjoy Hill Restorations, LLC

PLANNING BOARD REPORT #30-05

**R-6 RESIDENTIAL TO B-1B NEIGHBORHOOD BUSINESS ZONE CHANGE REQUEST
VICINITY OF 73 CONGRESS STREET**

HARDING SMITH, THE FRONT ROOM, LLC, APPLICANT

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Kandice Talbot, Planner

May 5, 2005

I. INTRODUCTION

Harding Smith, The Front Room, LLC is requesting a zone change for the property located at 73 Congress Street to allow a bakery restaurant on the street level of the building. The current zoning of the site is R-6 Residential, which does not allow a retail use. The applicant's submittal is included as Attachment 2.

At the previous workshop meeting, staff recommended to the Planning Board that the property could be rezoned B-1 or B-1b. The Planning Board considered the options and recommended that the B-1b option be advertised.

264 notices were sent to area property owners. Two notices of the Public Hearing appeared in the Portland Press Herald. The notice was posted in the City Clerk's office fourteen days prior to the public hearing. The applicant held a neighborhood meeting on the zone change on April 19, 2005. The neighborhood meeting certification packet is included as Attachment 4.

II. FINDINGS

Current Zoning:	R-6 Residential
Proposed Zoning:	B-1b Neighborhood Business
Land Area:	3,566 sq. ft.
Existing Use:	Residential
Proposed Use:	1 st Floor – Bakery Restaurant Upper Floors - Residential

III. SURROUNDING USES

The property is located at the corner of Congress Street and Howard Street. Currently, the site is being used as storage. However, Assessor's records have shown that in the past, this area has been formerly used as sandwich shops and a mercantile store. The Assessor's records list the use of the building as residential/commercial with five (5) residential units.

The property is located in the Congress Street area between Merrill Street and Howard Street. Merrill Street is west of Howard Street. From Merrill Street westerly, the properties along Congress Street are zoned B-1, as shown on the proposed rezoning map included as Attachment 2. East of Howard Street, along Congress Street, the properties are all zoned R-6.

There is a mixture of commercial and residential uses along this section of Congress Street, going northeasterly from North Street to Howard Street. On the north side of Congress Street, the commercial uses are located on the corner lots of the block, with the residential uses on Congress Street located on the interior properties. The southerly side of Congress Street, within this vicinity, is mostly commercial uses.

A vicinity map is included as Attachment 1e.

IV. DEVELOPMENT PLAN

The proposed use for the first floor of the building located at 73 Congress Street is a bakery restaurant. The applicant has stated that it is to be a neighborhood type place, which will be casual and affordable. Mr. Smith is not proposing any external changes to the property. The interior will be renovated to serve as a restaurant, including the installation of a commercial kitchen.

V. ZONING POLICY ANALYSIS

As mentioned previously, the site is zoned R-6 Residential. The applicant would like to locate a bakery restaurant on the street level of the building located at 73 Congress Street. The R-6 Zoning does not allow retail uses. The applicant is requesting a B-1b Neighborhood Business Zone to allow the bakery restaurant.

The purpose of the B-1b neighborhood business zone is:

“to provide appropriate opportunities for the establishment of smallscale ground floor commercial uses in existing buildings, serving a local market, while preserving residential uses and character above the ground floor of structures. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3).

Suitable locations for this zone may include street intersections, arterial streets, and sites with existing or traditional neighborhood retail and service uses.”

The proposed rezoning is a compatible neighborhood use and is located at the corner of Congress Street and Howard Street. Mr. Smith is proposing a bakery restaurant that will allow the adjoining neighborhood to buy fresh baked goods from around the corner. As you can see by Attachment 1 p, the building was designed so that the ground level would be used as a retail/commercial use, while maintaining the residential uses on the upper floors. Records also show that this location has previously been used as commercial/retail space.

VI. STAFF RECOMMENDATION

Staff suggests that the Planning Board recommend the B-1b rezoning to the City Council. The building was designed so that the ground level would be used as a retail/commercial use, and historically the first floor use has been sandwich shops and a mercantile store. The B-1b zone would also ensure that the residential units on the upper floors would remain.

VII. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by Harding Smith, The Front Room, LLC, the policies of the B-1b Neighborhood Business Zone, Comprehensive Plan, the information provided in Planning Board Report #30-05, and/or other findings as follows:

- i. The Board finds that the proposed zone change [is or is not] consistent with the policies of the B-1b Neighborhood Business Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the proposed rezoning at 73 Congress Street.

Attachments:

1. Applicant's Submittal
2. Proposed Rezoning Map
3. Photos of Congress Street from North Street to Howard Street
4. Neighborhood Meeting Certification Packet



City of Portland, Maine
Department of Planning and Development
Zone Change Application

Att. 1

Application ID: 736 **Application Date:** 02/08/2005 **CBL:** 014 F021001 **Property Location:** 73 Congress St

Applicant Information:

Harding Smith
 Name
The Front Room, LLC
 Business Name
65 Waterville Street
 Address
Portland, ME 04101
 City, State and Zip
319-4368
 Telephone Fax

Property Owner:

Munjoy Hill Restorations Llc
 Name
40 Portland Pier # 11
 Address
Portland, ME 04101
 City, State and Zip
653-8216
 Telephone Fax

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

Letter of intent to lease

Amendment A B1

Amendment B

Amendment C

Current Zoning Designation: R6

Section 14: _____

Existing Use of Property:

Currently the space is being used as storage. Formerly it has been sandwich shops and merchantile store.

Requested:

Proposed Use of Property:

The proposed use is for a bakery restaurant. It is to be a neighborhood type place, casual and affordable. No external changes to the property will be done. The interior will be renovated to serve as a restaurant including the installation of a commercial kitchen. No structural changes.

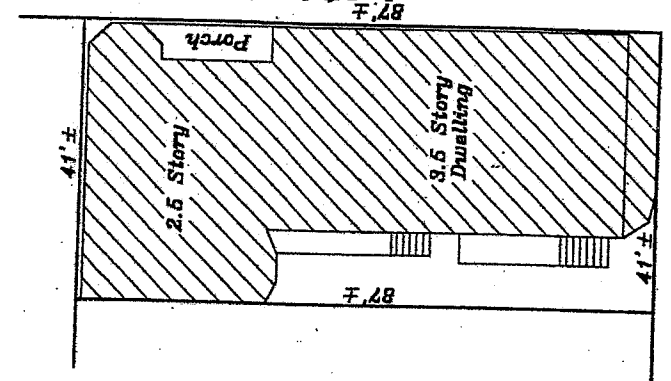
Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ **APPROVAL DATE:** _____ **ENACTMENT DATE:** _____



ADDRESS: 78 CONGRESS STREET PORTLAND, MAINE INSPECTION DATE: NOVEMBER 30, 2001 SCALE: 1" = 20'



CONGRESS STREET

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: ROBERT CLARK REQUESTING PARTY: LEAFY & LEVINIX
 OWNER: same ATTORNEY: JAMES R. LEVINIX
 LENDER: _____ FILE NO. 2011067 FIELD BOOK 280

TITLE REFERENCES: _____ YOUR FILE #: 104180

DEED BOOK: 12492 PAGE: 217
 PLAN BOOK: _____ PAGE: _____ LOT: _____

COUNTY: CUMBERLAND

MUNICIPAL REFERENCE: _____

MAP: 14 BLOCK: F LOT: 21

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 220051 PANEL: GREEN ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS: _____

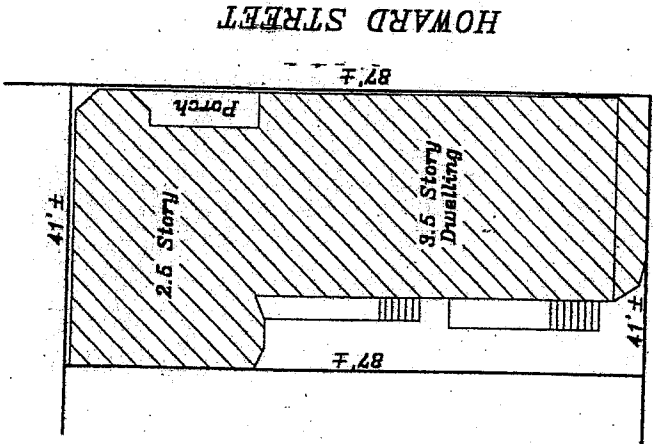
NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 302 CLARE BOULEVARD
 PORTLAND, ME 04108
 (207) 876-8870

James R. LeViniX
 10-2-01

INSR. BY: JPR
 THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

45

ADDRESS: 79 CONGRESS STREET INSPECTION DATE: NOVEMBER 30, 2001
PORTLAND, MAINE SCALE: 1" = 20'



CONGRESS STREET

HOWARD STREET

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPEARANCES, IF ANY.

APPLICANT: ROBERT CLARK REQUESTING PARTY: LEITE & LEMINUX
OWNER: 38774 ATTORNEY: JAMES R. LEMINUX
LENDER: _____ FILE NO. 2011057 FIELD BOOK: 880

TITLE REFERENCES: _____ YOUR FILE #: 101120

DEED BOOK 12192 PAGE 217
PLAN BOOK _____ PAGE _____ LOT: _____
COUNTY: CUMBERLAND

MUNICIPAL REFERENCE: _____
MAP: 14 BLOCK F LOT: 21

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 500051. PANEL: 000A ZONE: C DATE: DECEMBER 8, 1998
THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

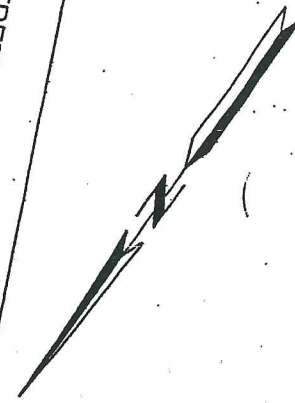
NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BROADWAY AVENUE AND CLAREMONT ROAD
PORTLAND, ME 04102
TEL: (207) 478-8505 FAX: (207) 478-8559

James R. Lemieux
10-2-01

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

INSTR. BY: JPB

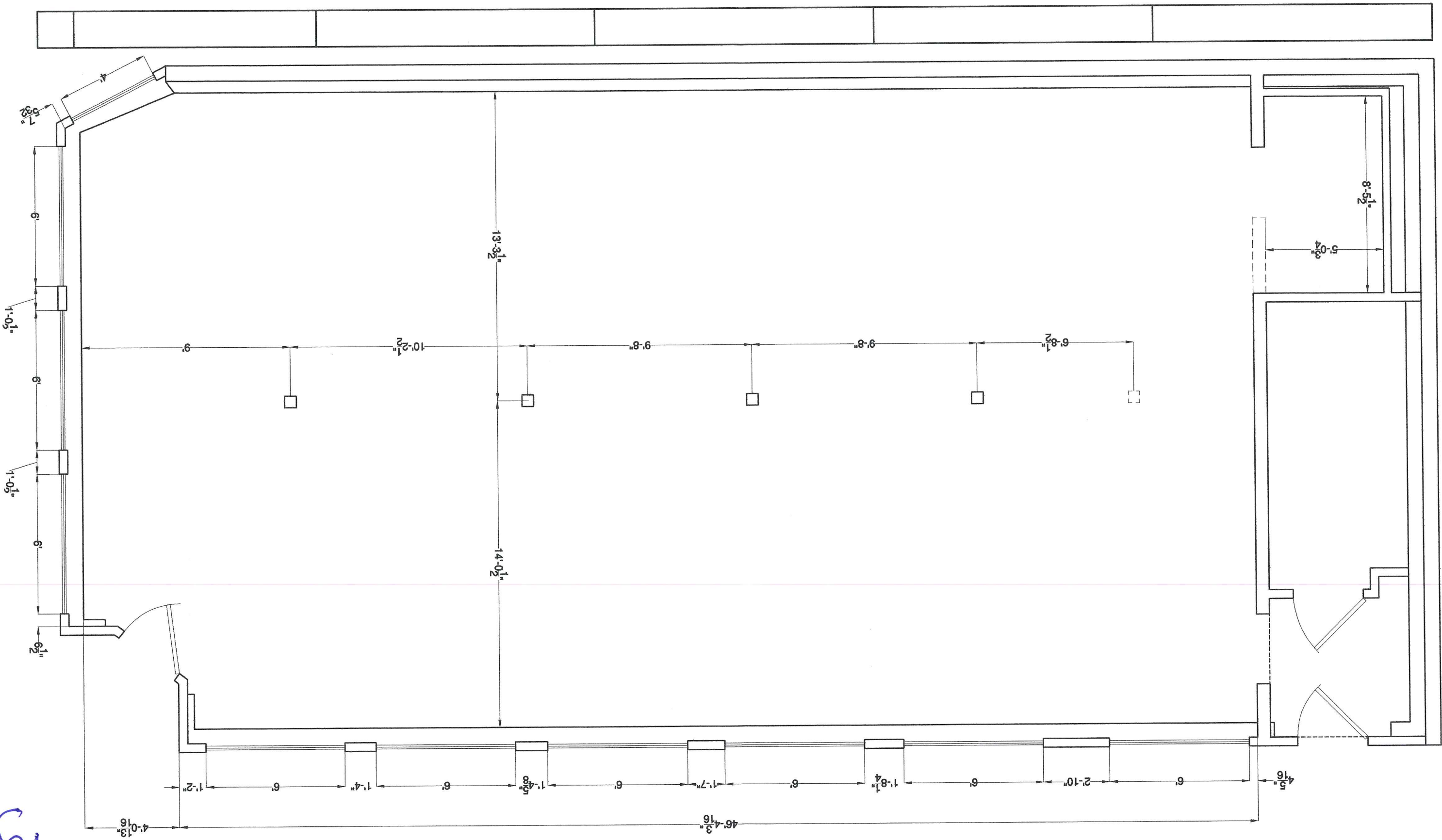
41



existing space

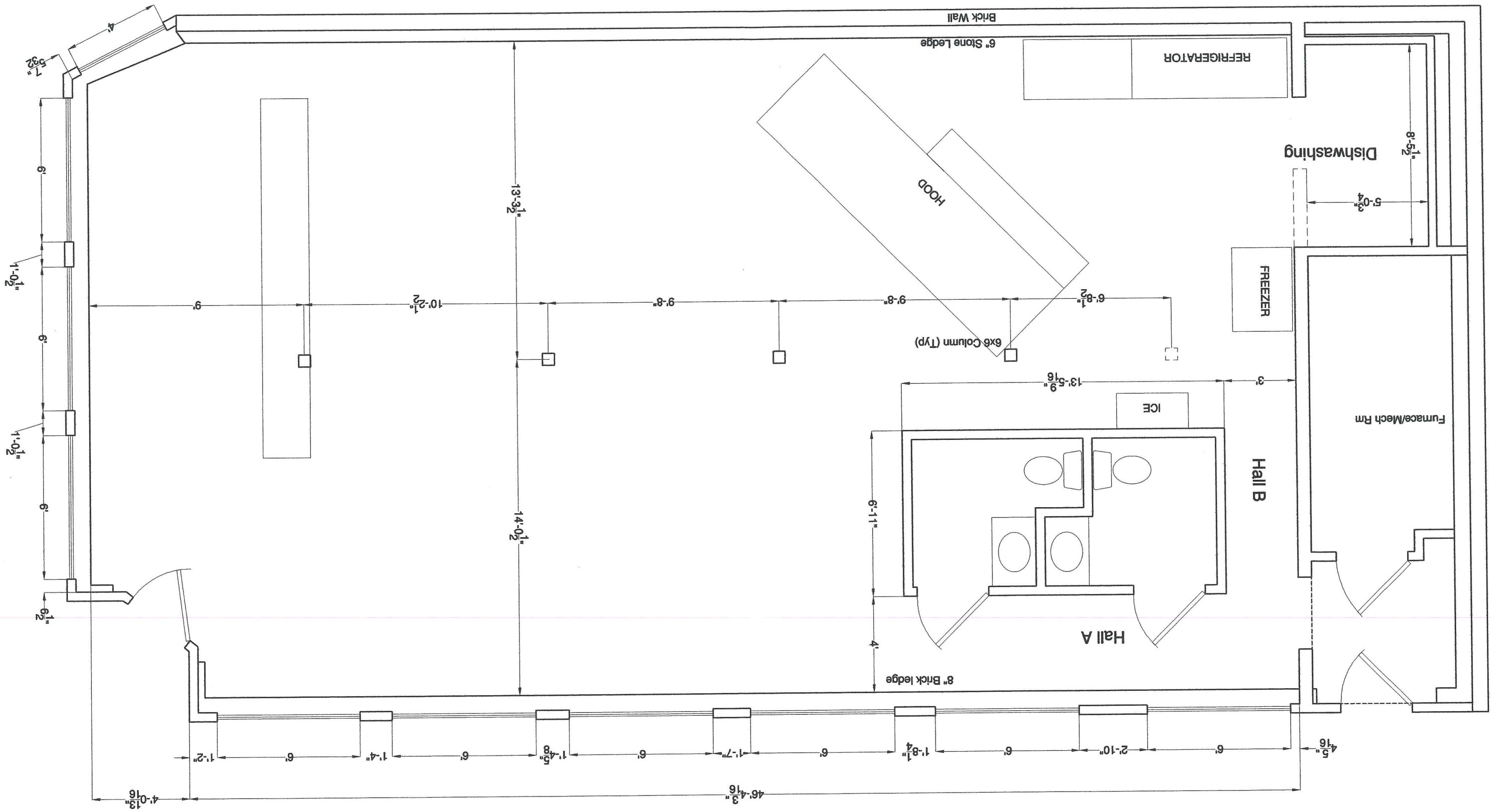
$$1 = n \frac{h}{l}$$

Concrete Sl.



19

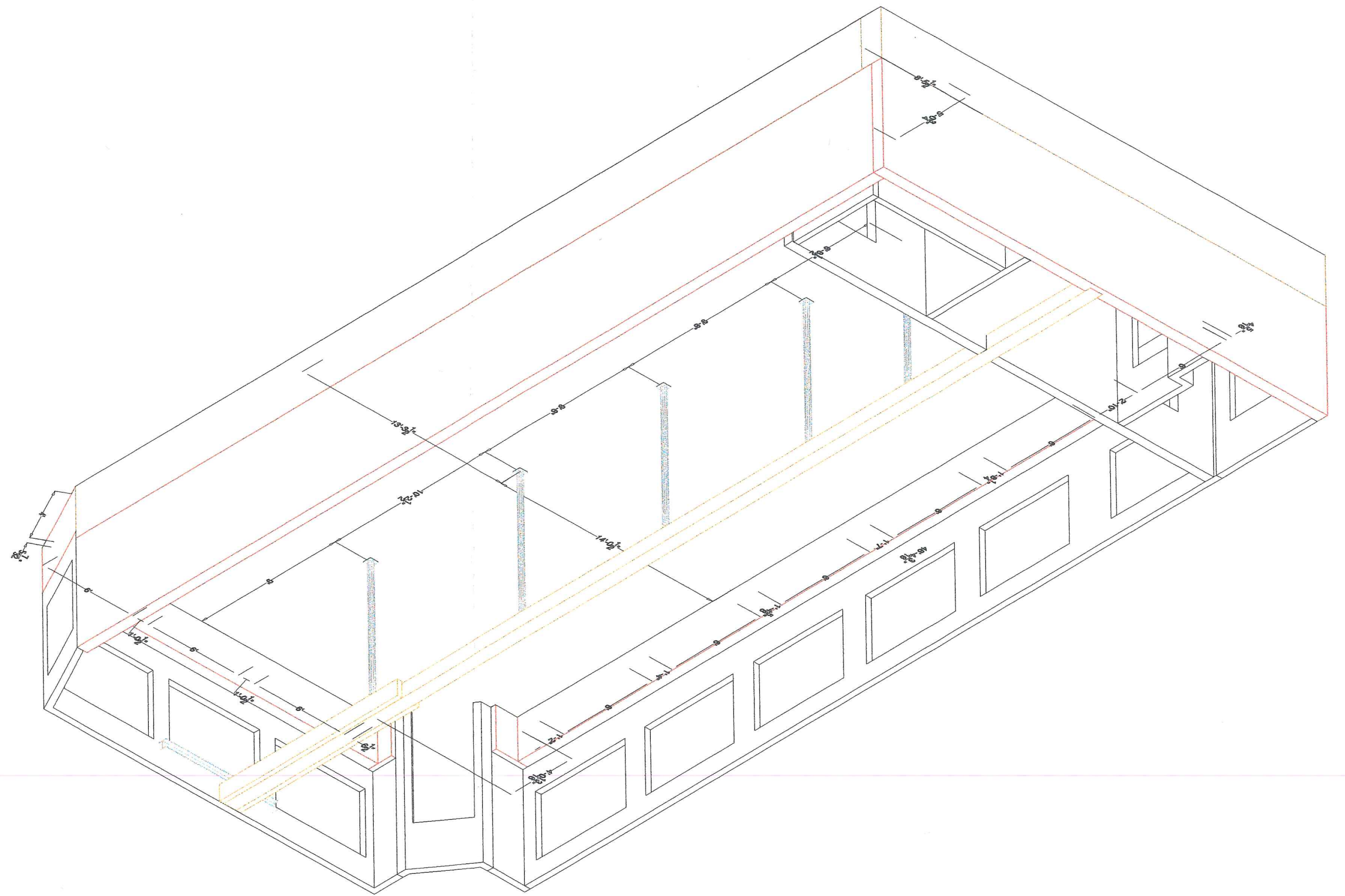
Howard St



improvements

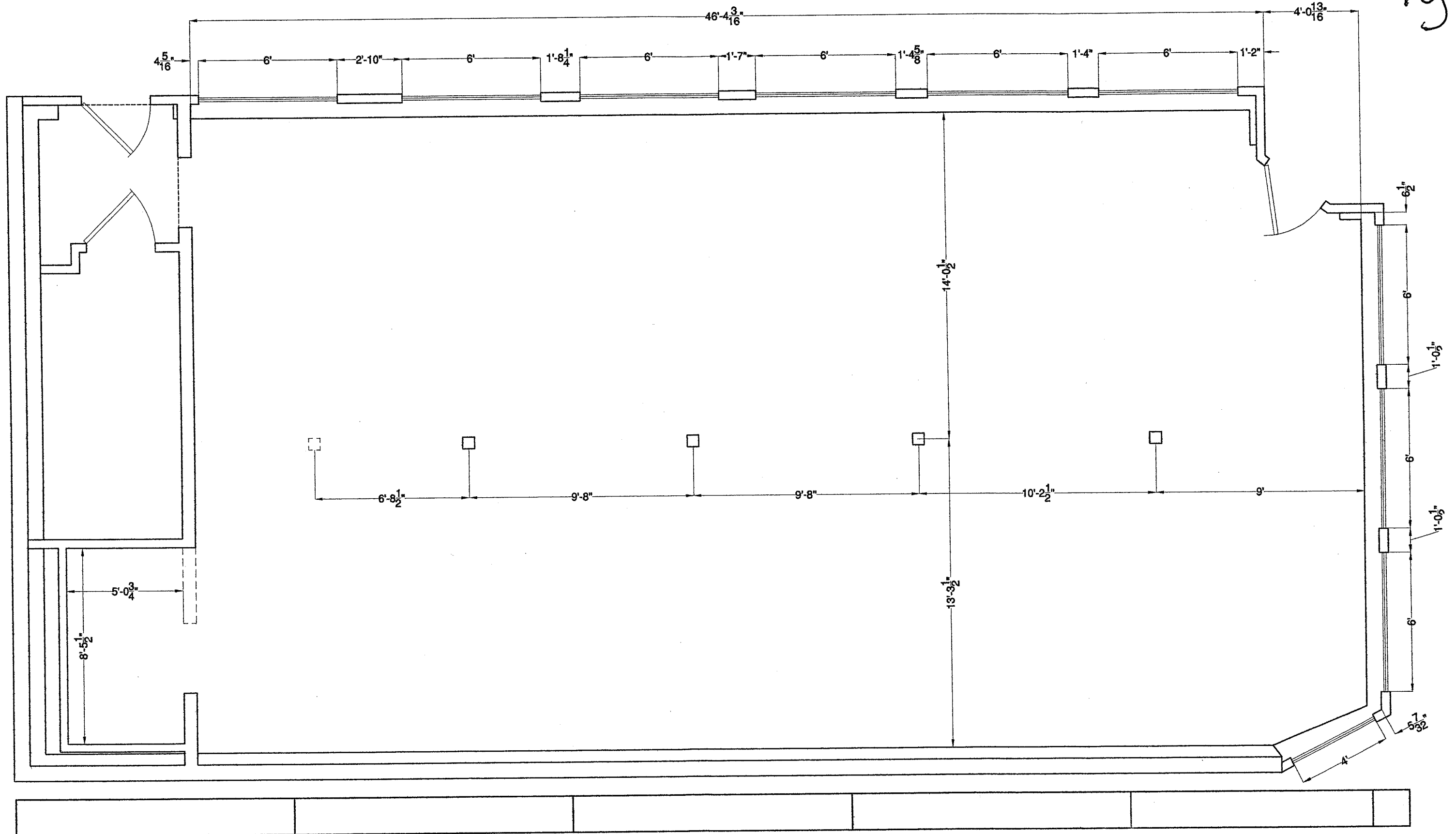
1/4" = 1'

15



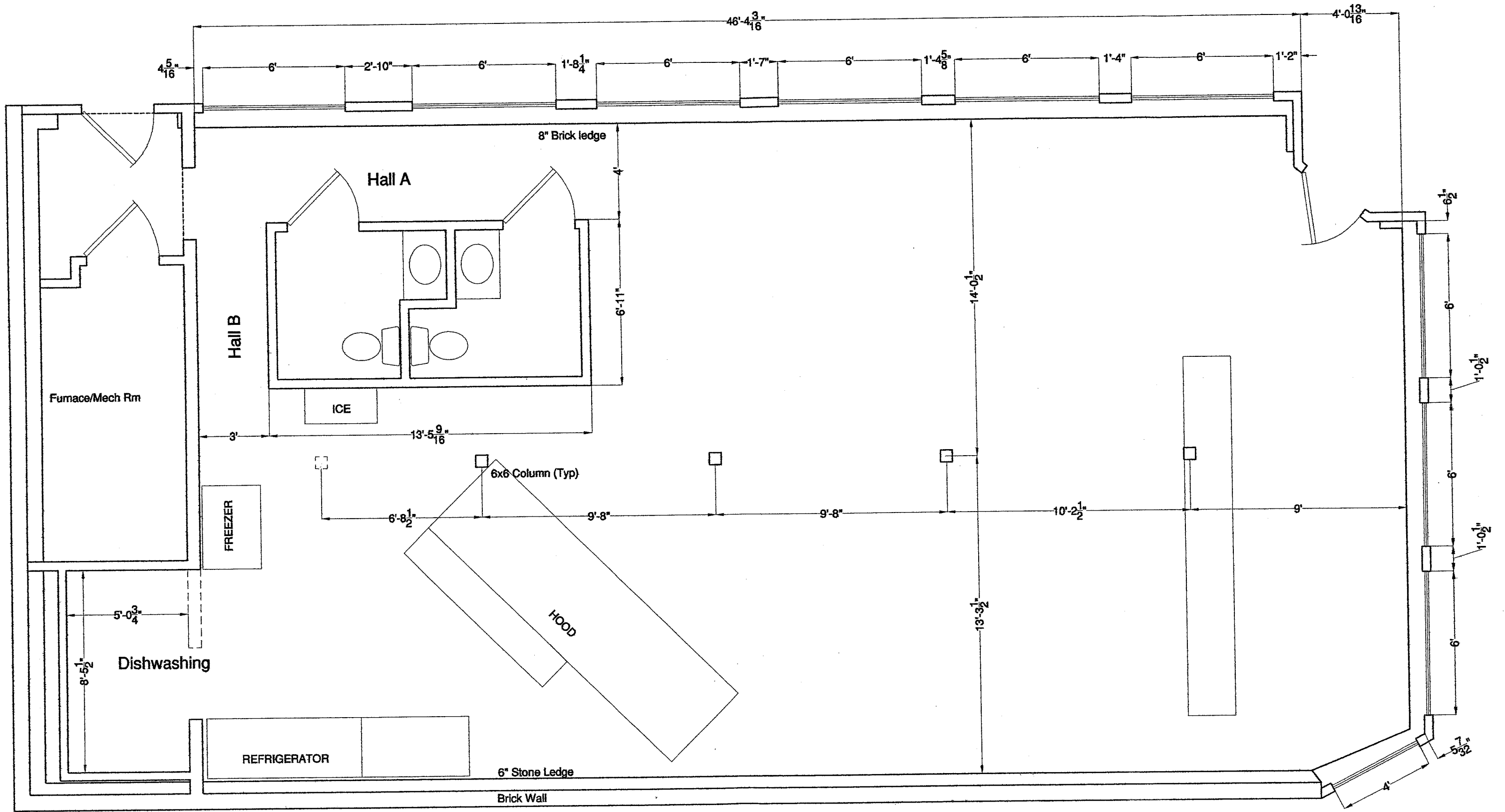
Howard St

19



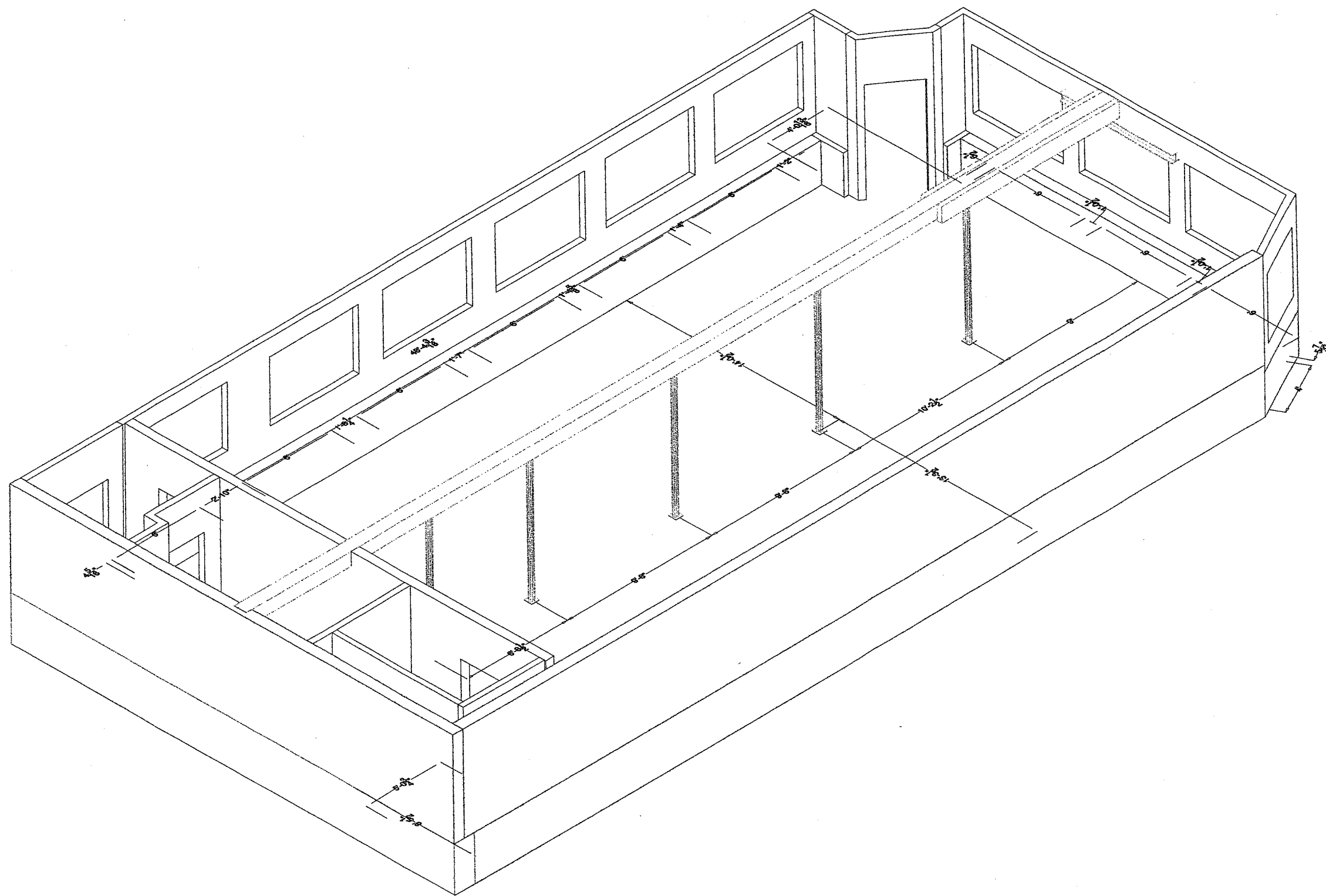
1/4" = 1'

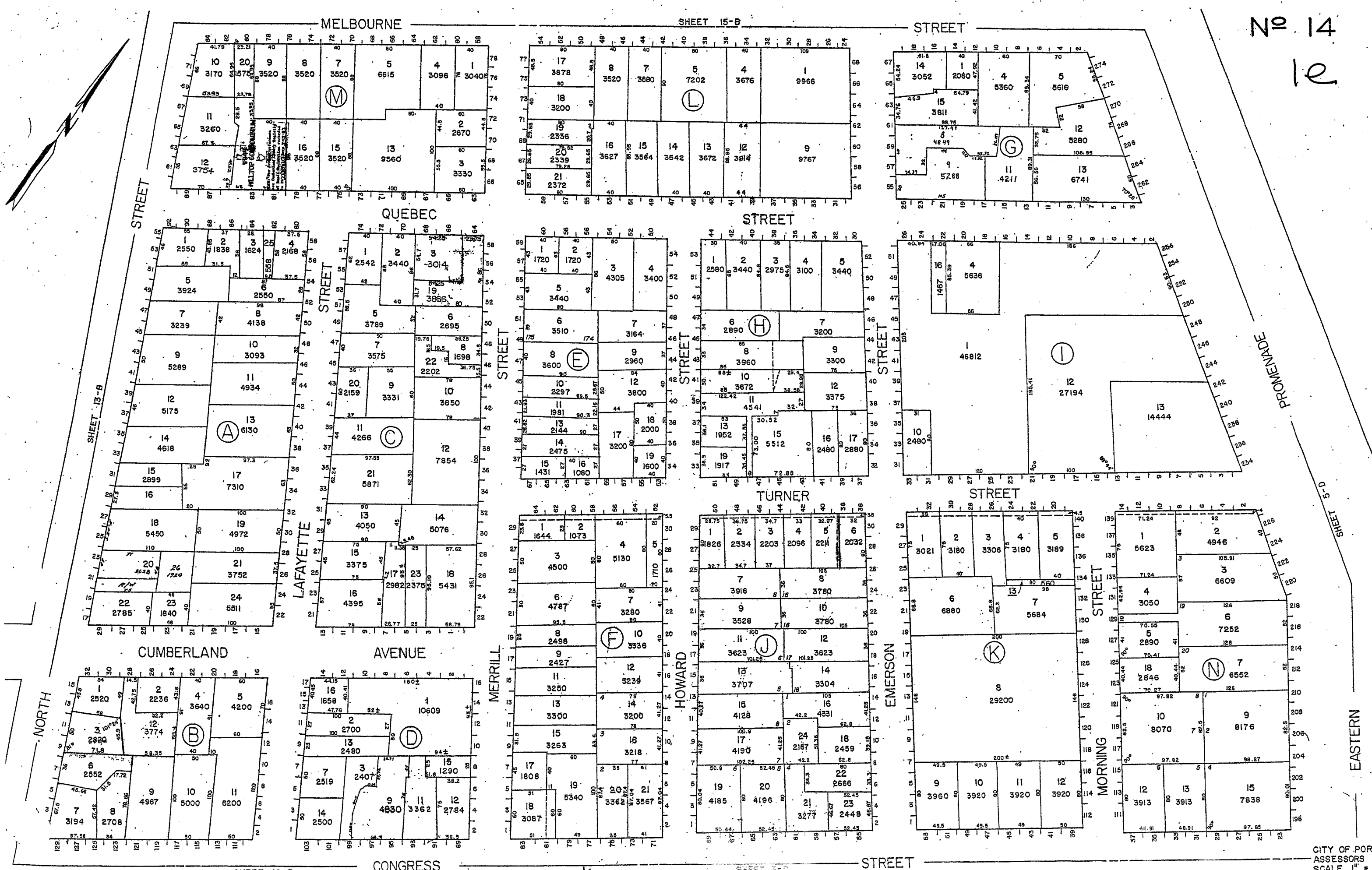
Existing space

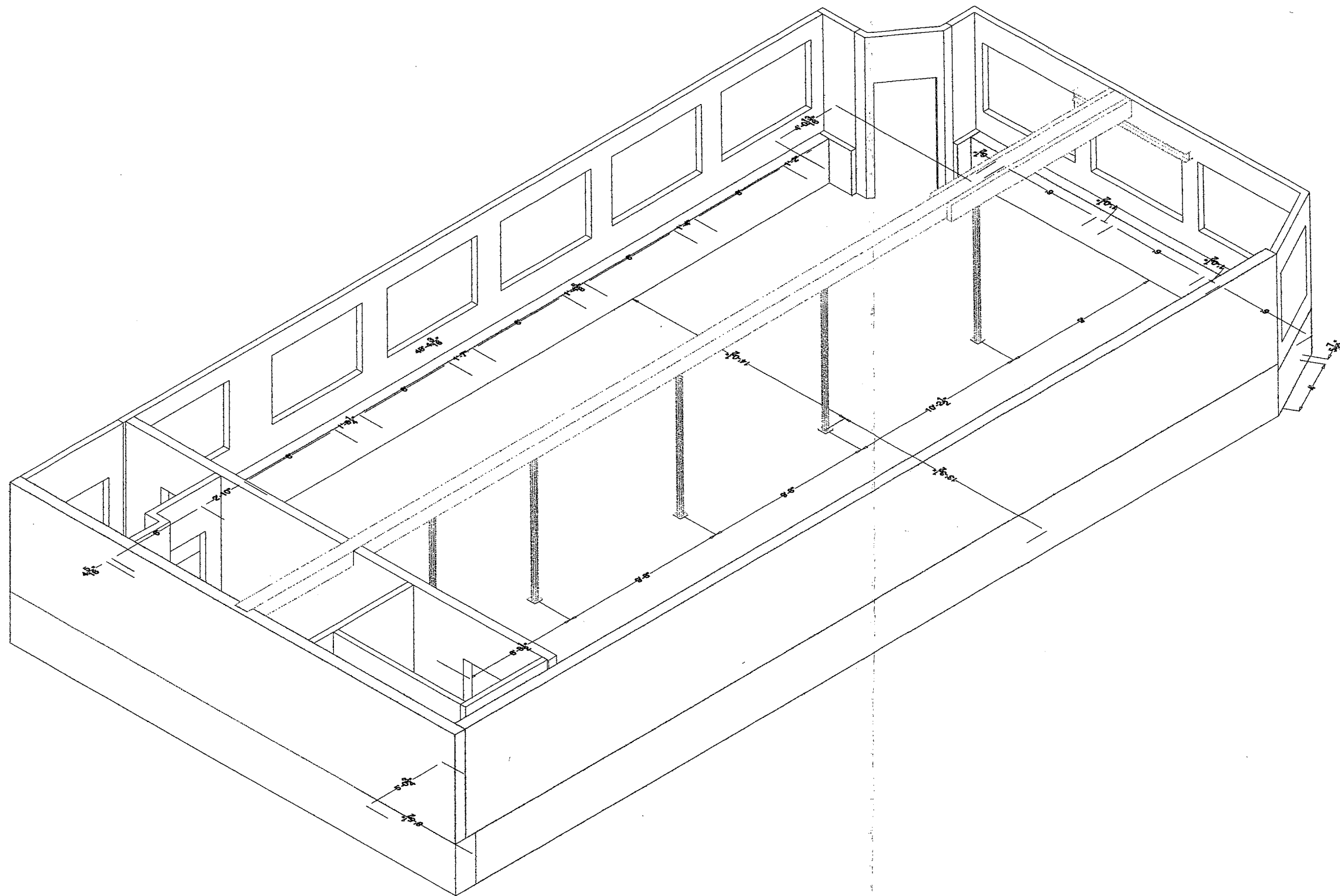


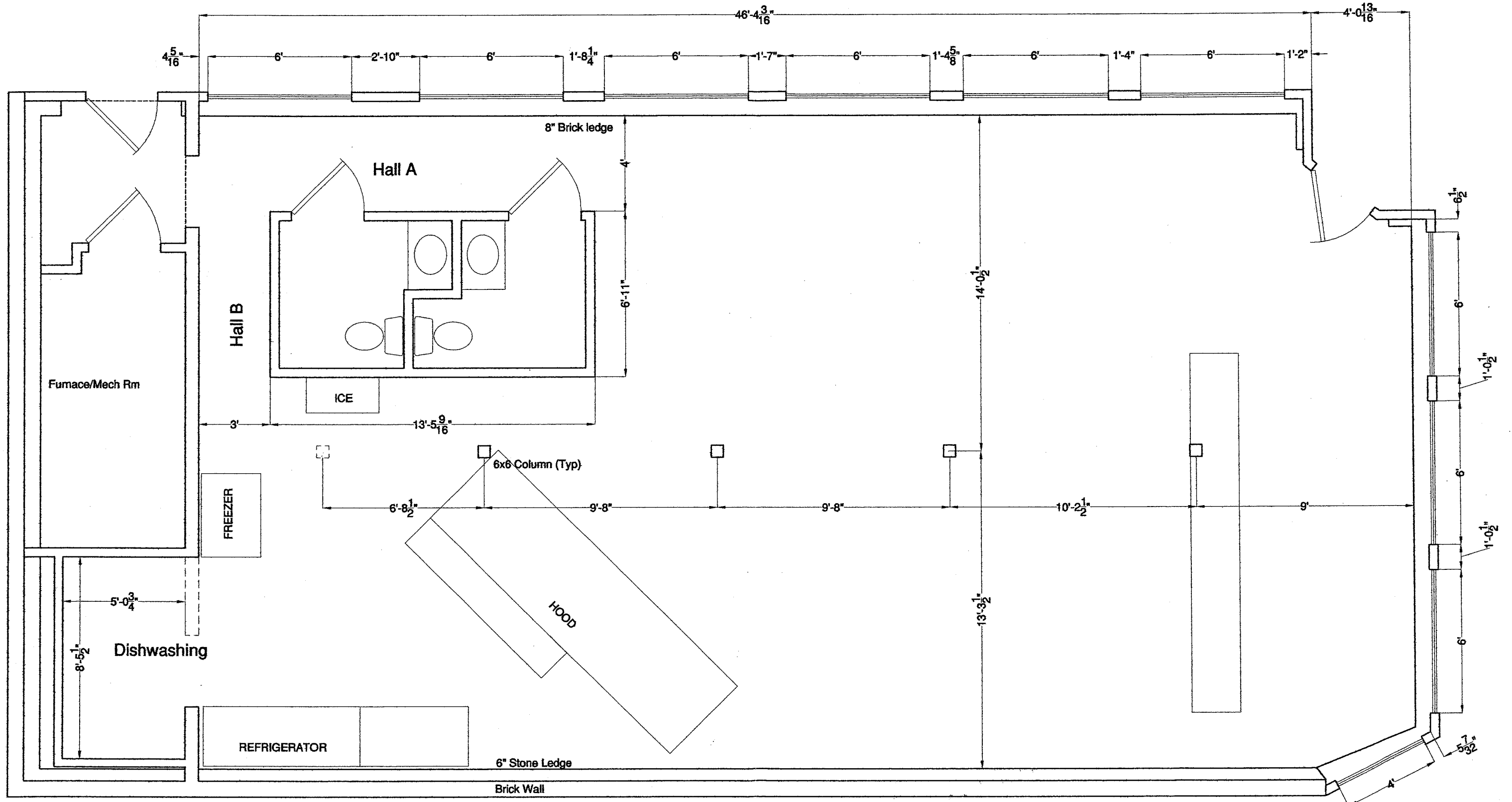
1/4" = 1'

improvements







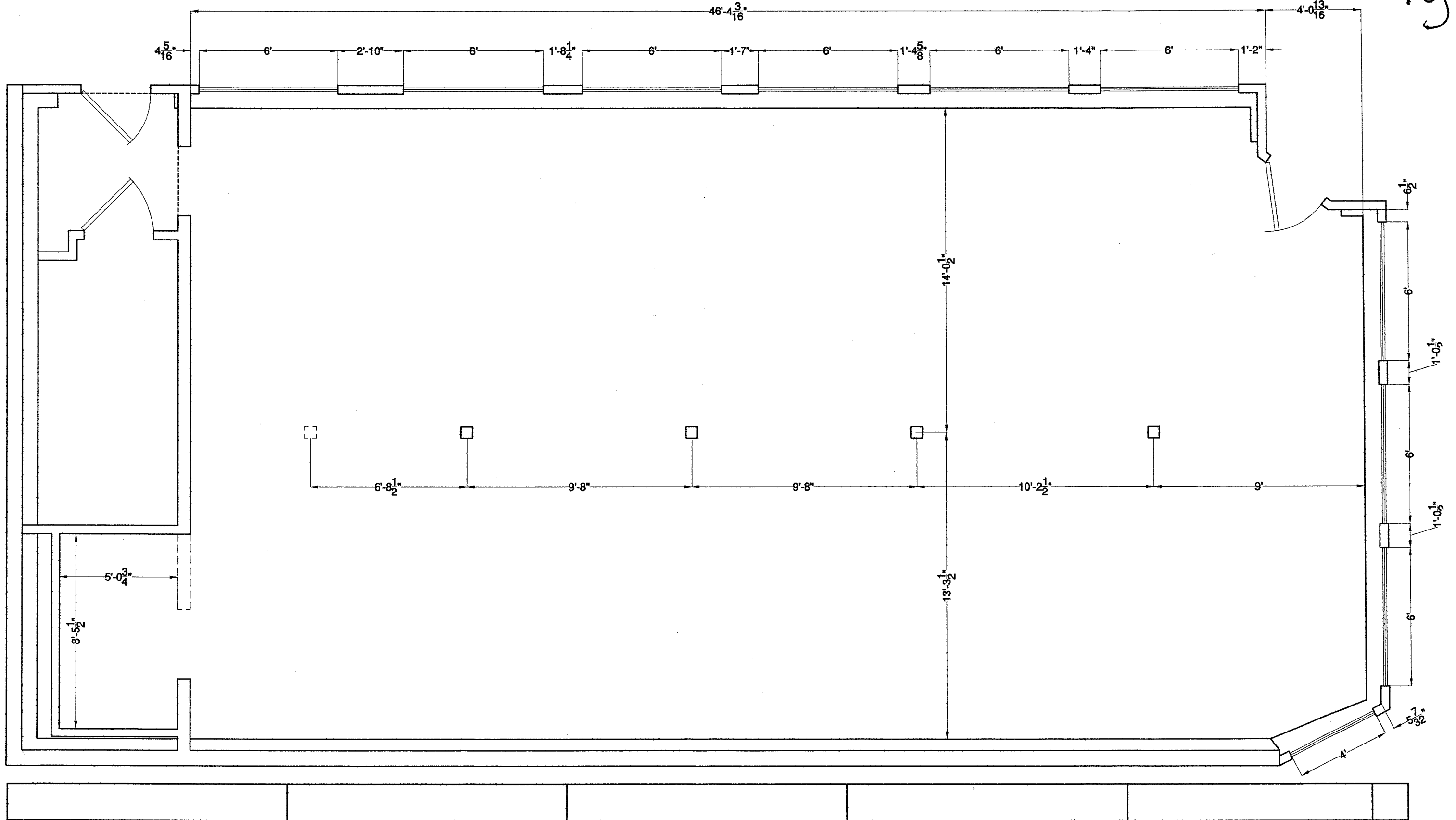


1/4" = 1'

improvements

Howard St

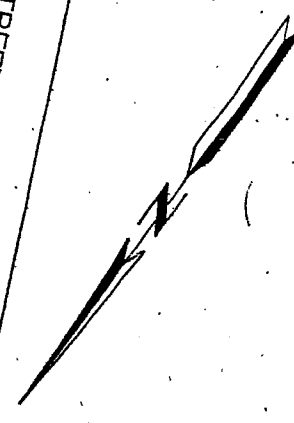
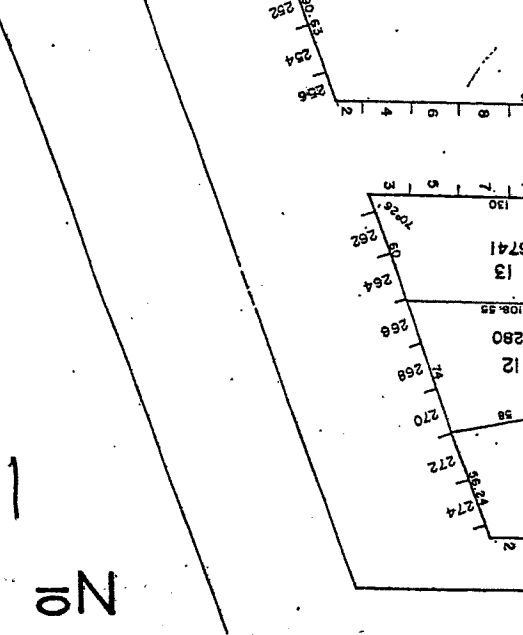
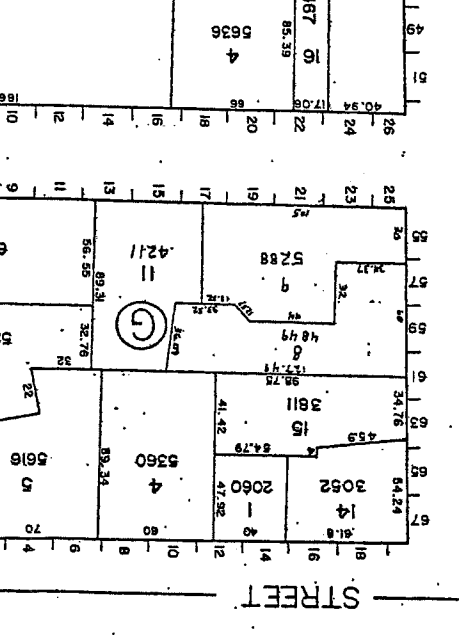
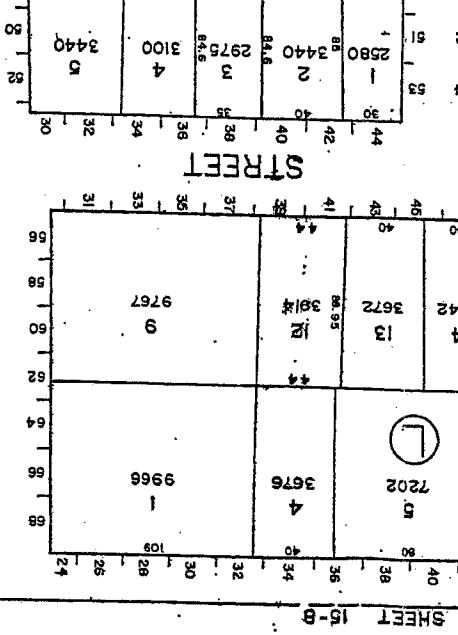
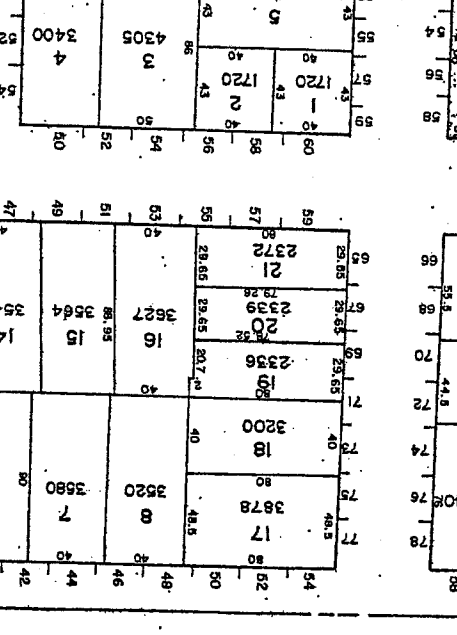
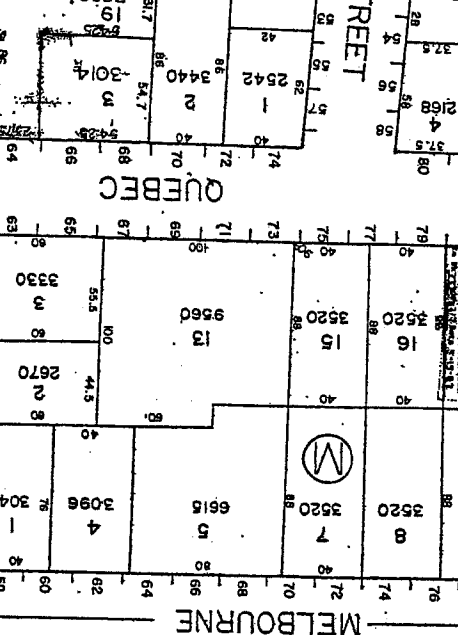
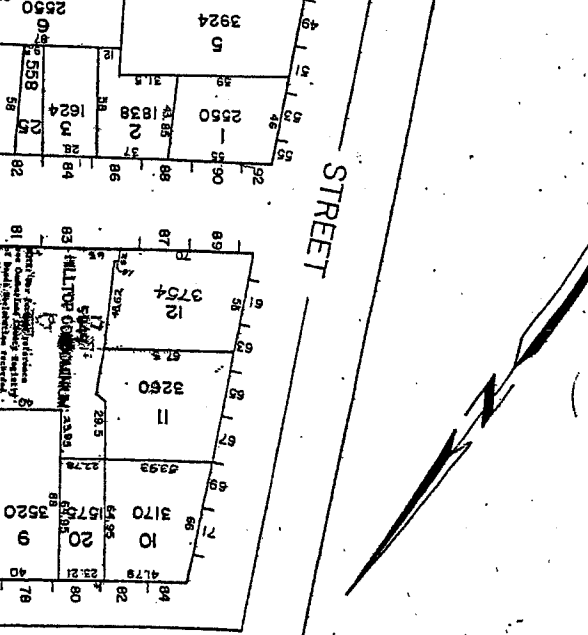
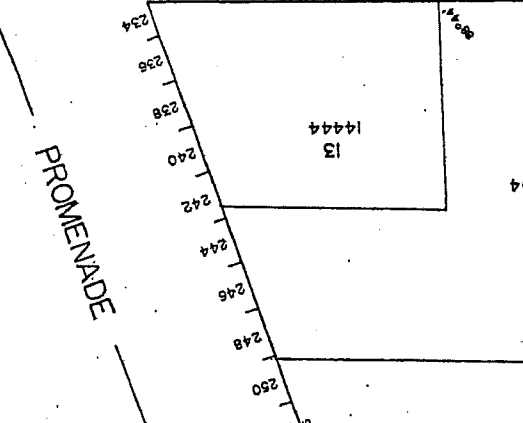
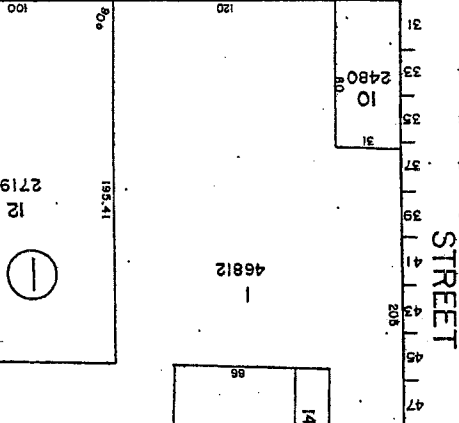
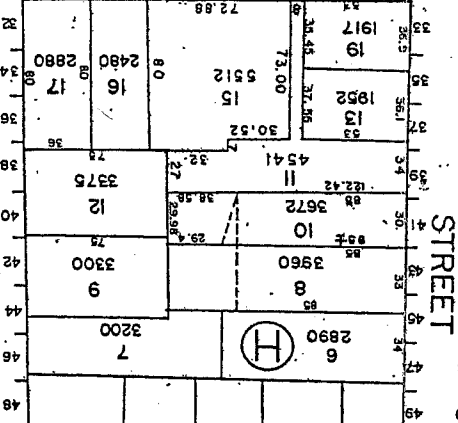
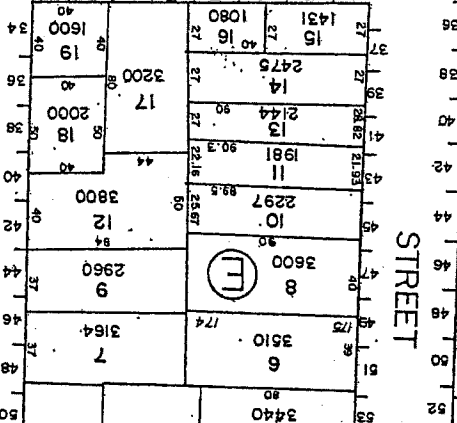
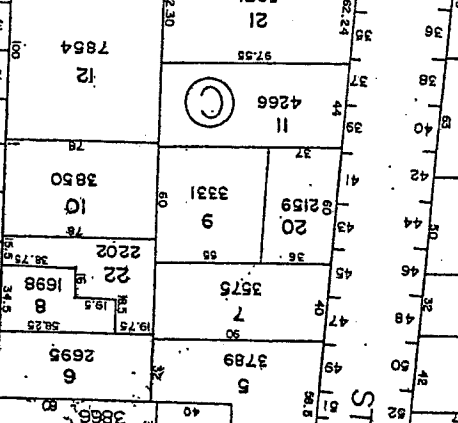
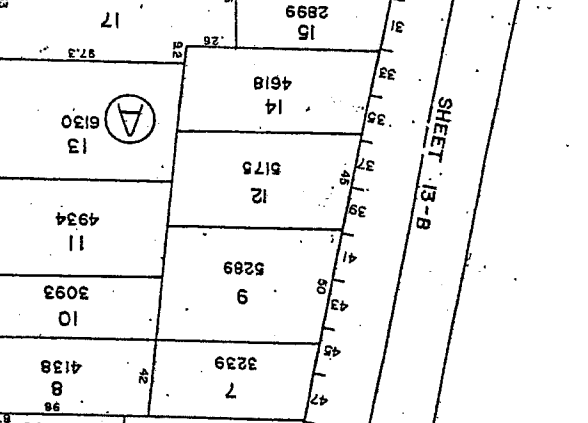
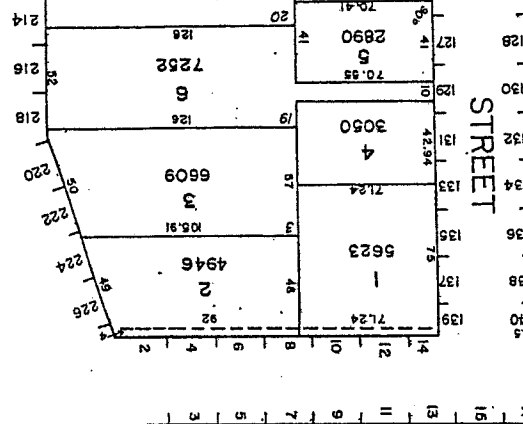
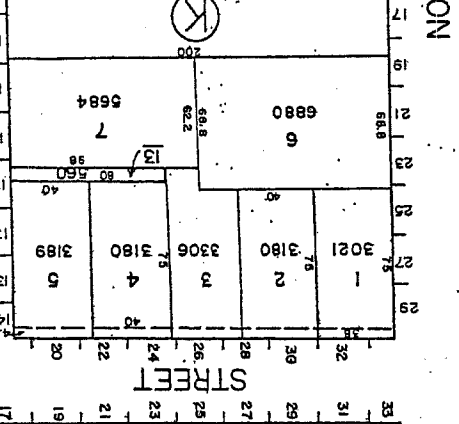
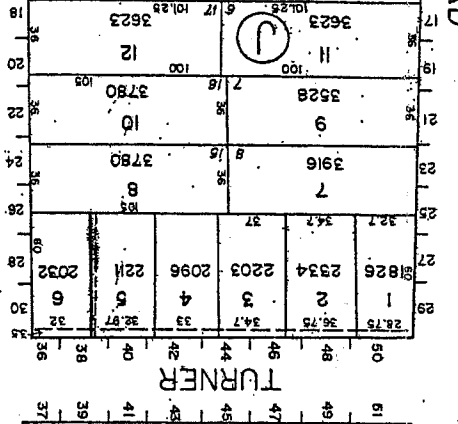
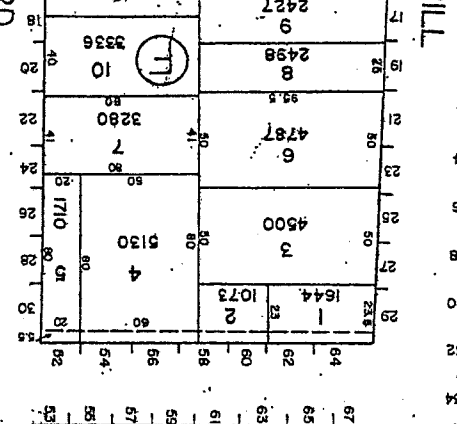
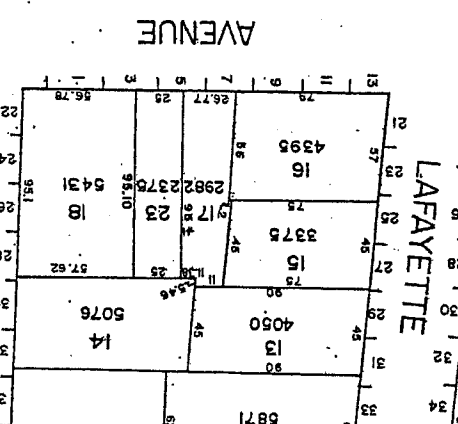
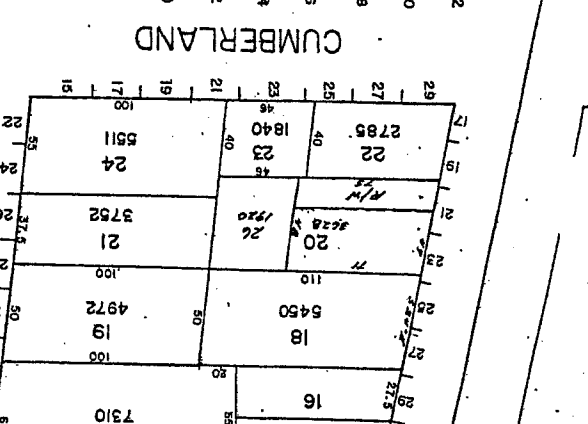
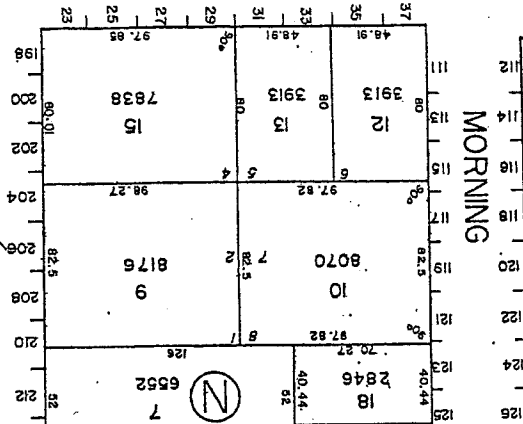
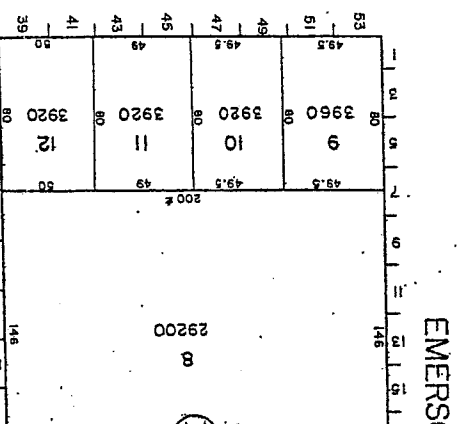
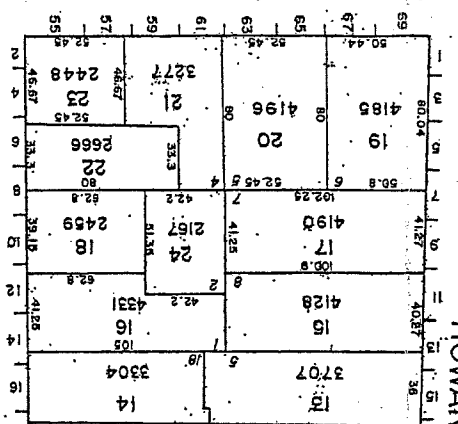
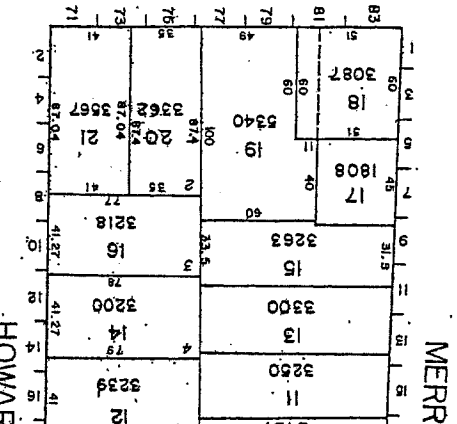
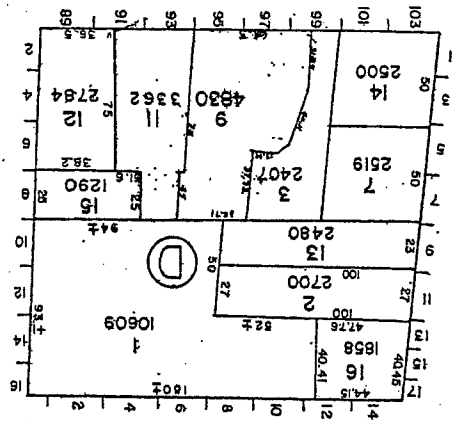
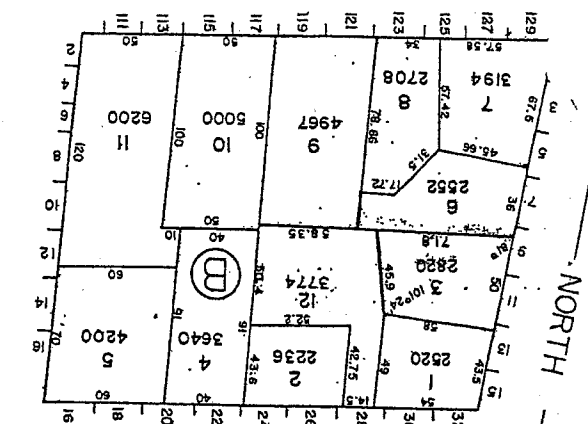
19



Concrete Sl.

1/4" = 1'

Existing space



SHEET 13-B

STREET

MELBOURNE

QUEBEC

STREET

STREET

MERRILL

HOWARD

TURNER

STREET

EMERSON

STREET

STREET

MORNING

STREET

PROMENADE

EASTERN

No 14

SHEET 5-D