



CITY OF PORTLAND

February 14, 2001

Mr. John Roger Trettel
42 North Street
Portland, Maine 04101

RE: 100 Congress Street – CBL 016 D 001
Change of use

Dear Mr. Trettel:

On February 14, 2001, the Portland Planning Authority granted minor site plan approval for a change of use from retail to restaurant use for 100 Congress Street.

The approval is subject to the following conditions:

That the applicant provide three off-site parking spaces within 100 feet of the subject property as provided by lease from Edmond Theriault / David Landman (TLA) at 118 Congress Street. The requirement for three parking spaces runs with the restaurant use and the applicant must receive approval from the City Planning Authority prior to changing the location or reducing the number of parking spaces.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. As no site work is proposed with this application, no site inspection fee or performance guarantee is required. Any future site work, including but not limited to the development of on-site parking, would require review and approval by the City Planning Authority.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at

874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman, Chief Planner

cc:

William B. Needelman, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
Nancy Knauber, Associate Engineer
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspections Department
John Lufkin, Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File