

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson

February 8, 2013

Neil Reiter
227 Restaurant Group
PO Box 275
Brooklin, ME 04616

RE: 227 York Street
CBL: 044 E002
ZONE: B-1

Dear Mr. Reiter,

At the February 7, 2013 meeting, the Zoning Board of Appeals voted 4-0 to grant the Miscellaneous Appeal to locate the three required off -street parking spaces less than four hundred feet from the restaurant. The Board also voted 4- 0 to grant the Conditional Use Appeal to open a restaurant. The appeal is good for up to two years from the date of the hearing, February 7, 2013. I am enclosing a copy of the Board's decisions.

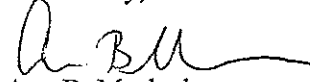
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the Miscellaneous Appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the Miscellaneous and Conditional Use appeals have been approved, you need to submit a building permit application to fit up the restaurant and establish the use. I have enclosed an application for the building permit and change of use. You have two years from the date of the hearing, February 7, 2013, referenced under section 14-474(f), to obtain the building permit and start work, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: February 8, 2013
RE: Action taken by the Zoning Board of Appeals on February 7, 2013.

Members Present: Gordon Smith (chair), William Getz, Sara Moppin (secretary) and Eric Larsson

Members Absent: Mark Bower

1. Old Business

A. Miscellaneous Appeal:

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1 Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required [section 14-332(i)]. The appellant is requesting an appeal under section 14-334 to locate the parking spaces off site, 368 feet from the restaurant. Representing the appeal is the lessee, Neil Reiter and Stella Hernandez. **The Zoning Board of Appeals voted 4-0 to grant the appeal.**

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1 Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the lessee's representative, Stella Hernandez **The Zoning Board of Appeals voted 4-0 to grant the appeal with an acknowledgement that it is good for a maximum of a two year period.**

Enclosure:

Decision for Agenda from February 7, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Barbara Barhydt, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Attendance:
Present -
Bill Getz
Gordy Smith
Sara Mappin
Erik Larson

B-1 Neighborhood Business Zone (Restaurant):

Conditional Use Appeal

DECISION

Date of public hearing: December 6, 2012 continued to
February 7, 2013

Name and address of applicant: Neil A. Reiter
c/o Lauren J. Reiter, Architect
PO Box 274
56 Fox Lane
Brooklin, ME 04616

Location of property under appeal: 227-229 York Street

For the Record:

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

Neil Reiter > on behalf of the applicant
Stella Hernandez
Roseanne Grare 30 Salem Street
Joe Coyne 36 Salem Street
Victoria Pelesk 88 Salem Street
Pamela Shelton next door neighbor

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

Bollard Article: That's My Dump Feb 2013

Findings of Fact and Conclusions of Law:

The applicant is requesting a conditional use permit for a property located within the B-1 zone, in order to convert it from the presently vacant, unused space into a small, fine-dining restaurant. They are proposing more than ten (10) seats and 430 square feet of public floor space. Applicant is proposing to serve from 6:30 am to 11:00, apparently daily. Restaurant will close at 11:00 p.m. every night. Applicant hopes to serve wine and liquor, though it will represent a small part of their business as they have a very small bar and will not have any bar-only business. There will be no drive through service.

A. Conditional Use Standards pursuant to Portland City Code §14-163(a):

1. The use applied for is a restaurant, i.e., a food service establishment with indoor seating capacity for ten (10) or more patrons.

Satisfied Not Satisfied

Reason and supporting facts:

Application is for a 25-27 seat ~~restaurant~~ restaurant. Floorplan shows seating.

2. Maximum total floor area for use of the public shall be one thousand (1,000) square feet.

Satisfied Not Satisfied

Reason and supporting facts:

P Total floor area is 844 square feet. Public space is 430 square feet.

3. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day.

Satisfied Not Satisfied

Reason and supporting facts:

Proposed hours of operation ~~are~~ are 6:30 am to 11:00 pm.

4. Food service and consumption are the primary function of the restaurant.

Satisfied Not Satisfied

Reason and supporting facts:

Applicant has testified that food service and consumption will be the primary function ~~and there will be no other business~~

5. There shall be no drive-through service.

Satisfied Not Satisfied

Reason and supporting facts:

Applicant testified that there will be no drive through service.

6. The use will generate no more than 100 peak hour vehicle trips per 2000 sq. ft. of space. (Note: the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.)

Satisfied Not Satisfied

Reason and supporting facts:

Applicant expects to generate an absolute maximum of less than 25 peak hour vehicular trips.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2), which states of follows:

(c)(2). Standards. Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes

No

Reason and supporting facts:

Proposed use will be similar ^{and smaller in scale} to other permitted restaurants in this small B-1 zone and zoning ordinance contemplates this type

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes

No

Reason and supporting facts:

Garbage will be screened from the street or stored behind the building in secured tubs with lids. Applicant has secured 3 off-site parking spaces to mitigate potential adverse impact ^{on parking in the} neighborhood. Potential impact from ~~not~~ ^{unbuilt} restaurant located in same zone →

of 1st floor restaurant use.

is too speculative to ~~be~~ constitute an ~~adverse~~ ^{cumulative} ~~adverse~~ ^{adverse} impact. New high ~~end~~ ^{end} restaurant will have overall ~~not~~ positive effect on neighborhood.

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___ No

Reason and supporting facts:

Impacts would be no different than impacts that would occur with other restaurant uses in this zone. See also reason and

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

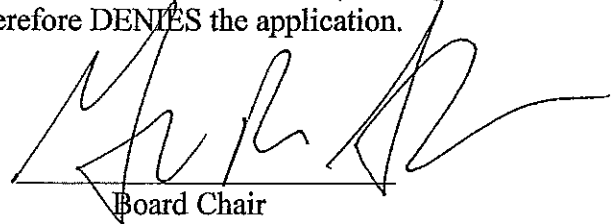
Supporting
facts
for
subsection
B.1.

Option 2: The Board finds that the all of the standards (1 through 6) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Board acknowledges ~~the~~ and agrees that applicant's approval shall be valid for a period of 2 years.

Option 3: The Board finds that the standards (1 through 6) described in section A above have NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: February 7, 2013



Board Chair

Members Present: Gordon Smith chair, Sara Moppin, secretary - Eric Larsson
William Getz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Member Absent: Mark Bower

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, February 7, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business

A. Miscellaneous Appeal:

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required [section 14-332(i)]. The appellant is requesting a variance under section 14-334 to locate the parking spaces off site, 368 feet from the restaurant. Representing the appeal is the lessee's representative, Stella Hernandez.

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the lessee's representative, Stella Hernandez.

2. Adjournment

Granted
A-Ø

note
variance

Neil Reiter

Granted
A-Ø

with condition it be
an acknowledgment it is for 2 years
MAX.

8:05 pm

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson

January 4, 2013

Neil Reiter
227 Restaurant Group
PO Box 275
Brooklin, ME 04616

RE: 227 York Street
CBL: 044 E002
ZONE: B-1


Dear Mr. Reiter,

At the January 3, 2013 meeting, the Zoning Board of Appeals voted 3-2 to deny the Variance Appeal to waive the off street parking requirement for three spaces for a restaurant. The Board did grant a continuance for the Conditional Use Appeal to open a restaurant. The continuance expires on November 19, 2013, a year from the original date of the application. I am enclosing a copy of the Board's decisions.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: January 4, 2013
RE: Action taken by the Zoning Board of Appeals on January 3, 2013.

Members Present: Sara Moppin (secretary), Gordon Smith (chair), Mark Bower, William Getz and Eric Larsson

Members Absent: none

1. Old Business

A. Variance Appeal:

227-229 York Street, Neil Reiter, leesee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal are Tom Landry, the manager for the owner A Better Maine LLC, and the leesee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 3-2 to deny the appeal.**

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leesee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leesee's representative, Stella Hernandez. **The Zoning Board of Appeals granted the applicant a continuance that expires on November 19, 2013, a year from the original date of the application.**

2. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, buyer,

Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc.

The Zoning Board of Appeals voted 5-0 to grant the appeal.

B. Disability Variance Appeal:

13 Carroll Street, Gladys Garcia and Benjamin Crocker, owners, Tax Map 062, Block B, Lot 020, R-6 Residential Zone: The applicants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a side setback of 37 inches instead of the required ten foot side yard setback [section 14-139(a)(4)(c)]. Representing the appeal are the owners and their contractor, Lance Yule. **The Zoning Board of Appeals voted 5-0 to grant the appeal.**

Enclosure:

Decision for Agenda from January 3, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Barbara Barhydt, Planning Division

Mary Davis, Housing and Neighborhood Services Division

Members Present: Gordon Smith - Sara Moppin - ERIC LAISSON -

CITY OF PORTLAND, MAINE Mark Bower

ZONING BOARD OF APPEALS Bill Gehr

Called to Order 6:30 pm

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, January 3, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business

A. Variance Appeal:

227-229 York Street, Neil Reiter, leesee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal are Tom Landry, the manager for the owner A Better Maine LLC, and the leesee's representative, Stella Hernandez.

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leesee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leesee's representative, Stella Hernandez.

HAS NOT actively marketed

Denied
3-2

Continue
The Appeal
for

2. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, buyer, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone:

The appellant is seeking a Conditional Use Appeal under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc.

B. Disability Variance Appeal:

13 Carroll Street, Gladys Garcia and Benjamin Crocker, owners, Tax Map 062, Block B, Lot 020, R-6 Residential Zone:

The applicants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a side setback of 37 inches instead of the required ten foot side yard setback [section 14-139(a)(4)(c)]. Representing the appeal are the owners and their contractor, Lance Yule.

Granted
5-0

Granted
5-0

3. Adjournment

9:45 pm

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Gordon Smith-chair
Mark Bower
William Getz

December 11, 2012

Neil Reiter
227 Restaurant Group
PO Box 275
Brooklin, ME 04616

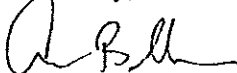
RE: 227 York Street
CBL: 044 E002
ZONE: B-1

Dear Mr. Reiter,

At the December 6, 2012 meeting, the Zoning Board of Appeals voted 5-0 to grant the request for a continuance for both the Variance Appeal and the Conditional Use Appeal. The continuance was granted because the Board has requested that the owner of the property be present to answer questions that pertain to the criteria for a variance appeal. I have spoken to Tom Landry, the manager for A Better Maine, LLC, and he said that he would be able to appear at the January 3, 2013 Zoning Board of Appeals meeting. The two appeals will now be heard on that date. I have included a copy of the criteria that must be addressed with a Variance Appeal.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. Tom Landry
file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: December 11, 2012

RE: Action taken by the Zoning Board of Appeals on December 6, 2012.

Members Present: Sara Moppin (secretary), Gordon Smith (chair), Mark Bower, William Getz and Phil Saucier

Members Absent: none

1. Old Business

A. Conditional Use Appeal:

1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer. **Withdrawn by applicant.**

2. New Business

A. Interpretation Appeal:

38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street. **The Zoning Board of Appeals voted 4-0 to deny the appeal. The Zoning Administrator's determination that the Foundation House properties do not fall under the use category of a "Sheltered Care Group Home" was upheld. Mark Bower had to recuse himself.**

B. Interpretation Appeal

1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos. **The Zoning**

Board of Appeals voted 4-0 to grant the appeal overturning the Zoning Specialist's determination that a second kitchen changes the use of the property to a two family. Phil Saucier had to recuse himself.

C. Disability Variance Appeal:

29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5

Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)].

Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". **The Zoning Board of Appeals voted 5-0 to grant the appeal to allow the handicap ramp to be 63 inches from the front property line.**

D. Variance Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

Enclosure:

Decision for Agenda from December 6, 2012

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

Members Present: Mark Bower, Philip Saucier - Gordon Smith - Sara Moppin - William Getz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

6:30 pm

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, December 6, 2012 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business

A. Conditional Use Appeal:

withdrawn
1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer.

2. New Business

A. Interpretation Appeal:

4-0 Denied Appeal - supported by Admin determination
38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street. *- Mark Bower recused himself for Richard Bryant rep. Babcocks/legal REASONS*

B. Interpretation Appeal

Granted 4-0 overturned the decision
1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos. *- Phil Saucier - Mark Bower hearing skipped / recused himself*

C. Disability Variance Appeal:

Granted 5-0
29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5 Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)]. Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". *(taken 1st)*

D. Variance Appeal:

5-0 request or continue
227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1 Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez.

OVA

5-φ
continued

E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leasee's representative, Stella Hernandez.

3. Adjournment

≈ 10:30 p.m.

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)
[Home](#)
[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

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

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 044 E002001
Land Use Type SINGLE FAMILY
Property Location 227 YORK ST
Owner Information A BETTER MAINE LLC
 PO BOX 15414
 PORTLAND ME 04112
Book and Page 28620/234
Legal Description 44-E-2
 YORK ST 227-229
 1775 SF
Acres 0.0407

Current Assessed Valuation:

TAX ACCT NO.	6572	OWNER OF RECORD AS OF APRIL 2012 A BETTER MAINE LLC
LAND VALUE	\$112,500.00	PO BOX 15414
BUILDING VALUE	\$44,500.00	PORTLAND ME 04112
NET TAXABLE - REAL ESTATE	\$157,000.00	
TAX AMOUNT	\$2,954.74	

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1

Year Built 1860
Style/Structure Type OLD STYLE
Stories 1
Units 1
Bedrooms 3
Full Baths 1
Total Rooms 7
Attic FULL FINSH
Basement FULL
Square Feet 1451



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

Sales Information:

Sale Date	Type	Price	Book/Page
4/4/2011	LAND + BUILDING	\$125,000.00	28620/234
11/9/2006	LAND + BUILDING	\$100,000.00	24553/302

[New Search!](#)



City of Portland Zoning Board of Appeals

November 28, 2012

Neil Reiter
227 Restaurant Group
PO Box 275
Brooklin, ME 04616

Dear Mr. Reiter,

Your Variance Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, December 6, 2012 at 6:30 p.m.** in the City Council Chambers located on the second floor of City Hall.

Please remember to bring a copy of your application packets with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeals highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the processing fee, legal ad and the notices for the appeal. The fee is due on receipt. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, Attn: Ann Machado
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
 DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No:	2012-639 & 640	Applicant:	Neil Reiter
CBL:	044 E002	Application Type:	Variance & Conditional Use Appeals
Location:	227 York Street	Invoice Date:	11/28/12 <i>pd, 12/3/12 #1058</i>

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	2	\$119.25
Notices	154	\$115.50
Processing Fee	1	\$50.00
Application Fee	2	\$200.00

Total Current Fees:	\$484.75
Total Current Payments:	-\$200.00
<u>Amount Due Now:</u>	<u>\$284.75</u>

Bill to:	CBL: 044 E002	Application No: 2012-639 & 640
Neil Reiter	Invoice Date: 11/28/12	<u>Total Amount Due:</u> \$284.75
227 Restaurant Group		(due on receipt)
PO Box 275		
Brooklin, ME 04616		

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St.,
 Portland, ME 04101



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 1058\$284.75

Tender Amount: 284.75

Receipt Header:

Cashier Id: amachado

Receipt Date: 12/3/2012

Receipt Number: 50703

Receipt Details:

Reference ID:	1868	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	115.50	Charge Amount:	115.50
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Reference ID:	1869	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	119.25	Charge Amount:	119.25
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Reference ID:	1870	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	

Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 2308\$100.00

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 11/19/2012

Receipt Number: 50400

Receipt Details:

Referance ID:	1858	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Project ID: 2012-640 - 227 York St. - Conditional Use

Additional Comments:

Thank You for your Payment!



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

November 19 2012

Received from Stella & Guy Hernandez

Location of Work 227 York St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 200.00

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other ZBA Appeals - Variance & Conditional Use.

CBL: 44-E-002

Check #: 2308 Total Collected \$ 200.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: ABU

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

RECEIVED

NOV 19 2012

Dept. of Building Inspections
City of Portland Maine

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: "Ann Machado (AMACHADO@portlandmaine.gov)"
<AMACHADO@portlandmaine.gov>
Date: 11/26/2012 3:40 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda 11:30.pdf

Hi Ann,

All set to publish your ad on Friday, November 30.
The cost is \$357.74 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04101
Tel. 207-791-6157
Fax 207-791-6910
Email jjensen@mainetoday.com

From: classified@mainetoday.com [classified@mainetoday.com]
Sent: Monday, November 26, 2012 11:19 AM
To: Joan Jensen
Subject: FW: Zoning Board of Appeals Legal Ad

-----Original Message-----

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Sent: Monday, November 26, 2012 11:08am
To: classified@Pressherald.com
Subject: Zoning Board of Appeals Legal Ad

Joan -
Attached is the Zoning Board of Appeals legal ad for Friday, November 30, 2012.
Thanks.
Ann Machado
874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.