

MITTEL ASEN, LLC

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www.mittelasen.com

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85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

April 15, 2016

VIA HAND DELIVERY

Zoning Board of Appeals, Rm. 315
City of Portland
389 Congress Street
Portland, ME 04101

Hardship Variance Application of Michael Keon
for Property at 184 State Street, Portland, Maine;
C/B/L: 45/C/1

Dear Members of the Zoning Board of Appeals:

This office represents Michael Keon, prospective tenant under a proposed lease agreement for part of the property identified as 184 State Street owned by Geoffrey I. Rice (the "Property"). Please see the enclosed authorization letters signed by Mr. Rice and Mr. Keon authorizing me to pursue this appeal (Exhibits A and B enclosed herewith). On Mr. Keon's behalf, and with authorization from Mr. Rice, we are asking the Board to grant two (2) variances: one for parking required under Section 14-332(i) and one regarding a limitation on hours of operation under Section 162(a)(2)(h)(c). We respectfully request to have our application heard on the evening of May 5, 2016 at the Board's regularly scheduled meeting. Enclosed is our check in the amount of \$150.00 payable to the City of Portland as payment in full for the application fee and the processing fee.

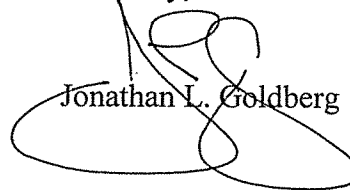
We propose to convert a vacant storefront (formerly a frame shop) to restaurant use. Restaurants are permitted in the B1 zone, but with specific parking requirements and limits on their hours of operation that do not apply to the adjacent B3 zone. The Property is adjacent to B3 zoning directly across Pine Street and directly across State Street. There are three existing restaurants within just a few steps of the Property that are not subject to the parking requirement and the limited hours of operation: Pai Men Mayaki and LFK on State Street and Blackstones (which shares the building on the subject Property). Pai Men Mayaki and LFK are in the B3 zone; Blackstones is in B1, but grandfathered such that it needn't provide parking or limit its hours in accordance with B1 zoning.

The building on the subject Property occupies the entire parcel (see Exhibit D, Tax Map 45). There is simply no available area that could accommodate parking for the restaurant. We calculate that three (3) parking spaces are required for the less-than-525 square foot dining area. We have enclosed a Map of Parking Garages and Lots in Downtown Portland (Exhibit J) and the Annual Parking Survey of Downtown Garages and Lots for March, 2016 (Exhibit K). These provide graphic evidence of the availability of parking in the immediate vicinity of the subject Property and in the downtown area, generally. We believe that the grant of a variance that would eliminate the Zoning Ordinance's requirement for three parking spaces would be a *de minimis* reduction in the amount of available parking that would, for all intents and purposes, go unnoticed.

Also enclosed are internet webpages (Exhibit L) that show the advertised hours of operation for the three restaurants referenced above. The grant of the requested variance would "level the playing field" among these businesses and constitute what we think would be a *de minimis* relaxation of the limitation on hours of operation for a restaurant in the B1 zone.

Thank you for your consideration. We look forward to presenting our variance appeal to the Board on May 5.

Sincerely,


Jonathan L. Goldberg

Enclosures: Exhibits

- (A) Variance Appeal Application
- (B) Authorization letter signed by Michael Keon
- (C) Authorization letter signed by Geoffrey I. Rice
- (D) Tax Map 45
- (E) Aerial Photograph of the Property
- (F) Lot Coverage (Building Footprint) Map
- (G) Quitclaim with Covenant Deed
- (H) Portland Assessor's Card
- (I) Property Photographs (3 pages)
- (J) Parking Garage and Parking Lot Map
- (K) Annual Parking Survey of Downtown Garages and Lots, March, 2016
- (L) Internet Webpages for Nearby Restaurants



Jeff Levine, AICP, Director
Planning & Urban Development Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Variance Appeal Application

Applicant Information:

Mike Keon
NAME

BUSINESS NAME

576 CONGRESS STREET
ADDRESS
PORTLAND, ME 04101

(978) 886-8178
TELEPHONE #

PROSPECTIVE TENANT
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

B1
CURRENT ZONING DESIGNATION

Subject Property Information

184 State Street
PROPERTY ADDRESS

45/C/1
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (if different)

Geoffrey I. Rice

NAME
658 Congress Street 1st Floor
ADDRESS

Portland, ME 04101

VARIANCE FROM
SECTION 14 - 332(i); 14.162(a)(2)(h)(c)

EXISTING USE OF PROPERTY:

VACANT STOREFRONT

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

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

[Signature]
SIGNATURE OF APPLICANT

4/15/16
DATE

ZONING BOARD OF APPEALS
VARIANCE APPEAL APPLICATION

1. The land in question cannot yield a reasonable return unless a variance is granted.

Satisfied: X

NOT Satisfied: _____

Reason and supporting facts:

PARKING. The building situated on the subject property occupies virtually all of the land area—there is no land available for automobile parking. It is therefore impossible to satisfy the parking requirement in Section 14-332(i), which in this case would require the proposed restaurant to have a minimum of three (3) parking spaces available. Given the proximity of dozens of public parking garages and lots in downtown Portland that provide literally thousands of available parking spaces, the relaxation of the requirement for three (3) spaces seems de minimis. The rental space in question currently is vacant. In its present blighted condition it produces no return whatsoever for its owner. Without the grant of the variance requested, the space will not yield a reasonable return.

HOURS OF OPERATION. Section 14-162(2)(h)(c) limits restaurant hours of operation in the B-1 zone from 6:00 a.m. to 11:00 p.m. daily. In order to be able to compete with the three restaurants within a few steps of the subject property (Blackstones, LFK, and Pai Men Mayaki), all of which stay open past 11:00 p.m., we ask for a variance that will permit the proposed restaurant to operate until 1 a.m. Without the opportunity to compete on an even basis with its competitors, the proposed restaurant cannot justify a rental that will yield a reasonable return.

2. The need for a variance is due to the unique circumstances of the property and NOT to the general conditions of the neighborhood.

Satisfied: X

NOT Satisfied: _____

Reason and supporting facts:

The subject property is a mixed-use building comprised of residential apartments, a retail store and a restaurant/bar in addition to the vacant space for which the variances are sought. The uniqueness of the property is its location at the “end” of a B-1 zone and adjacent in two directions (across State Street and across Pine Street) to the more permissive B-3 zone. The B-3 zone carries no requirement for restaurant parking. Nor does it limit restaurant hours of operation to 11:00 p.m. But for its unique location in a B-1 zone cradled on two sides by a B-3 zone, no variance would be necessary. The general conditions of the neighborhood have no bearing on the need for requested variances.

3. The granting of the variance will not alter the essential character of the locality.

Satisfied: X

NOT Satisfied: _____

Reason and supporting facts:

The essential character of the neighborhood is a mix of homes and apartments, retail stores, churches, a funeral home, and restaurants. Rather than altering the essential character of the neighborhood, a grant of the requested variances will reinforce the essential character of the neighborhood in a positive fashion. The vacant space in question suffers the blemishes of graffiti and disrepair. Our proposal to create a first-class restaurant in that space will convert that space to an attractive, carefully maintained place of business that creates employment opportunities and an attractive dining choice to residents and visitors alike. The grant of the variances sought will not alter the essential character of the locality.

4. The hardship is not the result of action taken by the applicant or a prior owner.

Satisfied: X

NOT Satisfied: _____

Reason and supporting facts:

The hardship is due to the irregular juxtaposition of zones in the area. Those zones include R6, B1, B2b, and B3. Uses of properties that are adjacent to each other are governed by different zoning restrictions, resulting in inconsistent limits on permitted uses. The subject property predates Portland's Zoning Ordinance. No action by the applicant or a prior owner or tenant created or contributed to the hardship that we seek to abolish.

April 12, 2016

Zoning Board of Appeals, Rm. 315
City of Portland
389 Congress Street
Portland, ME 04101

Re: *Hardship Variance Application
of Michael Keon
for Property at 184 State Street, Portland*

Dear Board Members:

In all matters related to my application for variances for my proposed use of the first floor of property known as 184 State Street, I, the undersigned, designate Jonathan L. Goldberg, Esq. and MittéAsen, LLC as my representative. I authorize Mr. Goldberg to appear on my behalf in all matters that come before the Portland Zoning Board of Appeals pursuant to my application for variances and to submit any materials on my behalf. I further authorize Mr. Goldberg to speak, negotiate, prepare and sign any and all documents on my behalf pursuant to this appeal.

Michael Keon



April 13, 2016

Zoning Board of Appeals, Rm. 315
City of Portland
389 Congress Street
Portland, ME 04101

Re: *Hardship Variance Application
of Michael Keon
for Property at 184 State Street, Portland
C/B/L 045 C001001*

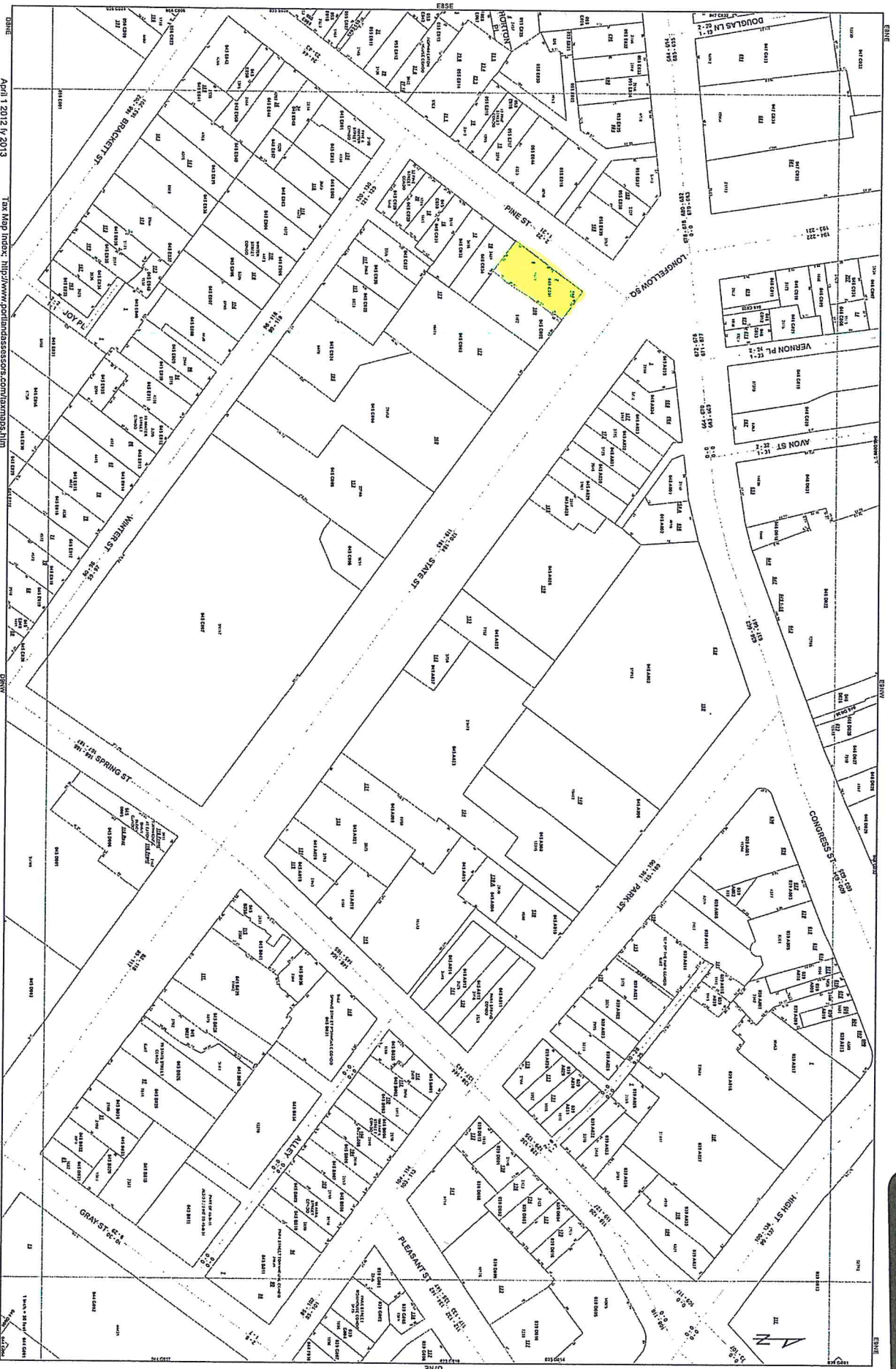
Dear Board Members:

I am the owner of the above-referenced property. I am currently in negotiations with Michael Keon regarding his lease of the first-floor space previously occupied by The Frame Shop. Subject to the grant of variances to (1) the requirement for parking spaces and (2) the limitation on hours of operation for a restaurant, I will enter into a lease with Mr. Keon for use of the space as a restaurant.

In all matters related to the application for variances, I designate Michael Keon and his attorney, Jonathan L. Goldberg, Esq. and MittelAsen, LLC as my representative. I authorize Mr. Keon and Mr. Goldberg to appear on my behalf in all matters that come before the Portland Zoning Board of Appeals pursuant to this application for variances and to submit any materials on my behalf. I further authorize Mr. Keon and Mr. Goldberg to speak, negotiate, prepare and sign any and all documents on my behalf pursuant to this application.



Geoffrey I. Rice
658 Congress Street, 1st Floor
Portland, ME 04101



April 1 2012 to 2013

Tax Map Index <http://www.paulindassessors.com/taxmapshim>

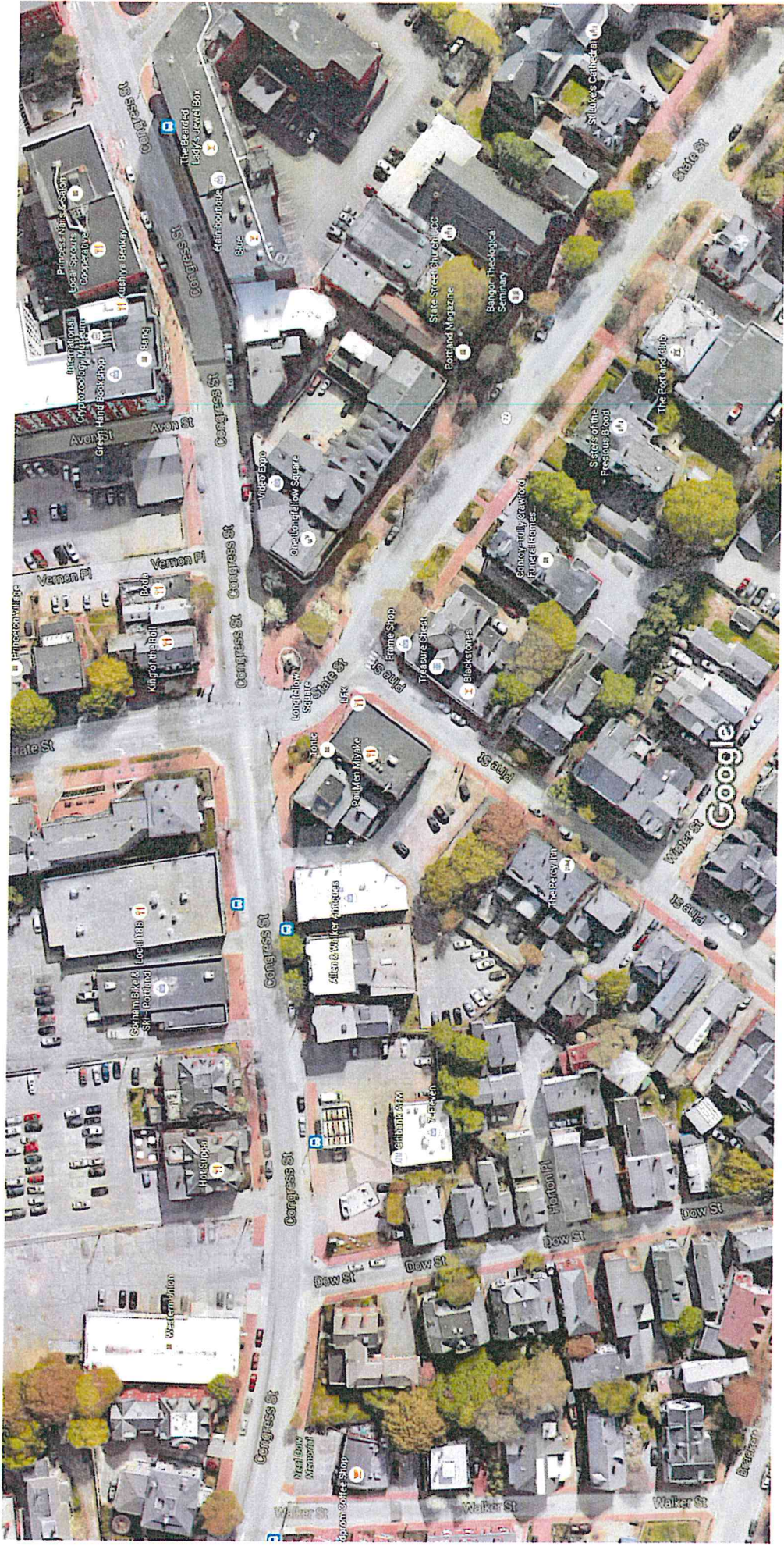
DSNY

Index Number - E3SW

EXHIBIT

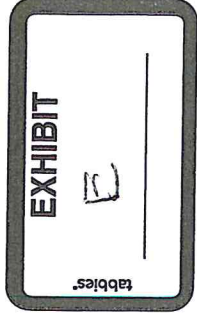
D

tabbles



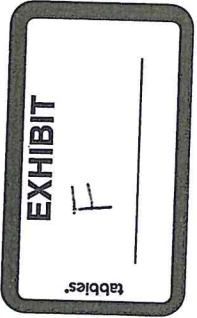
Imagery ©2016 Google, Map data ©2016 Google 50 ft

Google Maps



My Map

182 State Street



184 State Street

045 A033

STATE ST

110' 183

EXHIBIT
F-1

tabbles

94.7

172
045 C003

48.81

5102
045 C00245 C002

105.5

46.38

SUBJECT
PROPERTY

2

045 C001 045 C007
5071

34.06

5

10

46.35

96.9

10 3424
045 C034

12 3416
045 C033

75.2

3767

055 E039
188

75

50

PINE ST

4050

055 E018

4050

045 C03042614

30.06

85

1-21

E037

055 E0389

75

90

45

50

1467
(90)

300 Know all Men by these Presents,

That H. M. SHWARTZ PROPERTIES, INC.

a corporation organized and existing under the laws of the State
of Maine and located at Portland
in the County of Cumberland and State of Maine
in consideration of one dollar (\$1.00) and other valuable considerations
paid by GEOFFREY I. RICE, 655 Congress Street, Portland, Maine

the receipt whereof it does hereby acknowledge, does hereby give

grant, bargain, sell and convey, unto the said GEOFFREY I. RICE

his heirs and assigns forever,
the following described real estate:
a certain lot or parcel of land with the buildings thereon, situated on the
southerly side of Congress Street, in said Portland, and bounded and described
as follows:

Beginning on said Congress Street at the northeasterly corner of land
formerly of John G. Warren which corner is distant westerly on said Congress
Street fifty-five feet and ten inches (55'10") more or less, from the westerly
side of the passageway extending from said Congress Street to Pine Street;
thence from said point of beginning running southwardly by said Warren land
ninety-two (92) feet, more or less, to a passageway in the rear of the premises
hereby conveyed; thence eastwardly on said last mentioned passageway thirty-two
feet and six inches (32'6"), more or less, to a corner in said passageway; thence
on said passageway North 49^o East thirty-five feet and eight inches (35'8"),
more or less, to a corner in said passageway; thence on said passageway, which
is also the aforesaid passageway running to Pine Street, North 6^o East sixty-
five feet and four inches (65'4"), more or less, to said Congress Street; thence
westwardly on said Congress Street fifty-five feet and ten inches (55'10"), more
or less, to the point of beginning. Together with the right to use in common
with other owners a passageway sixteen (16) feet wide running from said Congress
Street to Pine Street. Also a right in the passageway running in the rear of the
premises from the last mentioned passageway to the line of the Douglas land.
Said premises are numbered 684-686-688 on said Congress Street according to
Valuation plans of said Portland.

Being the same premises conveyed to this corporation by David Shwartz & Sons,
Inc. by its Warranty Deed dated November 6, 1923 and recorded in Cumberland
County Registry of Deeds in Book 1153, Page 186.

This conveyance is made subject to an existing lease to 3-M Business
Products Sales, Inc.

Also,
a certain lot or parcel of land situated on the northwesterly side of Pine Street,
in said Portland, being numbered 7-9 Pine Street, and bounded and described as
follows:

Beginning on the northwesterly side of Pine Street, at a point distant
ninety-one (91) feet southwesterly from the monument standing at the intersection
of said line of Pine Street with the southwesterly line of State Street; thence
running southwesterly on the northwesterly line of Pine Street forty-five (45)
feet; thence running northwesterly at right angles with said line of Pine Street
ninety (90) feet; thence running northeasterly on a line parallel with said line
of Pine Street forty-five (45) feet; and thence running southeasterly at right
angles to the last line ninety (90) feet to Pine Street and the point of
beginning.

Also a right of way in common with others for all purposes in and to the
following described passageways or alleys, namely, in and to the passageway or
alley sixteen feet in width adjoining the above described lot or parcel of land

on the northeasterly side thereof and extending at right angles to said Pine Street; in and to the passageway or alley sixteen (16) feet in width adjoining the above described lot or parcel of land on the northwesterly side thereof; in and to the passageway or alley sixteen (16) feet in width extending from the intersection of the above described passageways to Congress Street at right angles to said Congress Street; and in and to the other passageways and alleys therewith connected. Also all right, title and interest of said Grantor in and to the alleys and passageways above described and the land beneath said passageways with all rights and privileges therewith connected.

Being the same premises conveyed by Thomas D. Kiriakis to State Realty Co. by deed dated August 8, 1946 and recorded in said Registry of Deeds in Book 1833, Page 99.

Also,

A certain lot or parcel of land with the buildings thereon situated on the Southwesterly side of State Street and Southeasterly side of Pine Street in said Portland being numbered 182-184 State Street and 2-6 Pine Street and bounded and described as follows:

Beginning at the corner formed by the intersection of the southwesterly side line of State Street with the southeasterly side line of Pine Street; thence running southeasterly by the southwesterly side line of State Street forty-six (46) feet and four and one-fourth (4 $\frac{1}{4}$) inches to land of Estelle M. Moulton; thence southwesterly at right angles to said southwesterly side line of State Street, by said Moulton land, ten (10) feet and six and five-eighths (6 $\frac{5}{8}$) inches to the northeasterly face of the adjoining building on the lot under description; thence southeasterly along said northeasterly face of said building eight (8) inches to the center line of the party wall between said Globe Realty Co. building and the original building owned by said Moulton; thence southwesterly by the center line of said party wall a distance of thirty-four (34) feet and one (1) inch to a point; thence continuing southwesterly, a little more southerly, by the northerly wall of said Moulton house, thirty-seven (37) feet and two (2) inches to the northwesterly corner of the ell of the building of said Moulton; thence southwesterly, a little more westerly, ten (10) feet to a point in the southeasterly line of land conveyed to said Globe Realty Co. by deed of Harry R. Virgin, Executor, dated June 8, 1927, recorded in Cumberland County Registry of Deeds in Book 1268, Page 60, which point is twelve (12) feet, more or less, northeasterly from land now or formerly of William Chase; thence southwesterly by said last mentioned line twelve (12) feet, more or less, to said Chase land; thence northwesterly by said Chase land about forty-six (46) feet and four and one-fourth (4 $\frac{1}{4}$) inches to Pine Street; thence northeasterly by the southeasterly side of said Pine Street to the point of beginning.

Being the same premises conveyed to Globe Realty Co. by deed of Harry R. Virgin, Executor, dated June 8, 1927 and recorded in said Registry of Deeds in Book 1268, Page 60, and by deed of Willis B. Moulton dated September 3, 1927, recorded in said Registry of Deeds in Book 1275, Page 7, excepting from the foregoing Virgin deed a small strip of land conveyed by Globe Realty Co. to Willis B. Moulton by deed dated September 3, 1927, recorded in said Registry of Deeds in Book 1275, Page 6.

Subject to and with the benefit of the right of way as set forth in the deed from Mary E. Carlisle to Frederic Storer, dated June 2, 1871 and recorded in Book 386, Page 261.

This conveyance is made subject to existing leases to Manpower, Inc. and the Frame Shop.

Reference is made to a Certificate of Merger of State Realty Co. and Globe Realty Co. into H. M. Shwartz Properties, Inc. on November 1, 1976 and recorded in Cumberland County Registry of Deeds in Book 3930, Page 221.

To have and to hold, the aforegranted and bargained premises

with all the privileges and appurtenances thereof to the said

GEOFFREY I. RICE

his heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the

said Grantee, his heirs and assigns, that it is lawfully seized

in fee of the premises, that they are free of all incumbrances; except as aforesaid;

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that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, the said H. M. SHWARTZ PROPERTIES, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Wingo S. Lewinson, its Treasurer,

thereunto duly authorized, this 12 day of January in the year one thousand nine hundred and seventy-~~eight~~^{eight}.

Signed, Sealed and Delivered in presence of

H. M. SHWARTZ PROPERTIES, INC.

Edward F. Lane

By Wingo S. Lewinson
Its Treasurer



State of Maine

County of Cumberland

on

January 12, 1978

Then personally appeared the above named

Wingo S. Lewinson, Treasurer of said Grantor

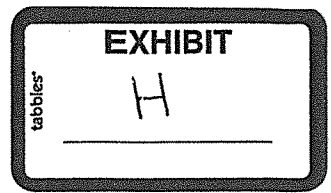
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Edward F. Lane Justice of the Peace.
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE. Notary Public.

Received at 11 H 45 AM, and recorded in
BOOK 4164 PAGE 100

Edward F. Lane Registrar



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

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected.

New Search!

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



Best viewed at 800x600, with Internet Explorer

CBL 045 C001001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 184 STATE ST
Owner Information RICE GEOFFREY I
Book and Page
Legal Description 45-C-1
Acres 0.1164

Current Assessed Valuation:

TAX ACCT NO. 6912 OWNER OF RECORD AS OF APRIL 2015
LAND VALUE \$152,200.00 RICE GEOFFREY I
BUILDING VALUE \$312,000.00
NET TAXABLE - REAL ESTATE \$464,200.00 658 CONGRESS ST 1ST FLOOR
TAX AMOUNT \$9,576.46 PORTLAND ME 04101

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

Building Information:

Building 1
Year Built 1900
Style/Structure Type
Units 3
Building Num/Name 1 - FRAME SHOP
Square Feet 8853

View Sketch View Map View Picture

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 1336
Use SUPPORT AREA
Height 7

Heating NONE
A/C NONE

Building 1

Levels 01/01
Size 1504
Use BAR/LOUNGE
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C UNIT

Building 1

Levels 01/01
Size 2835
Use RETAIL STORE
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C UNIT

Building 1

Levels 02/02
Size 1336
Use APARTMENT
Height 9
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Building 1

Levels 03/03
Size 920
Use APARTMENT
Height 9
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Building 1

Levels 04/04
Size 922
Use APARTMENT
Height 8
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Other Features:

Building 1

Structure STORE FRONT - AVG
Size 336X0

[New Search!](#)

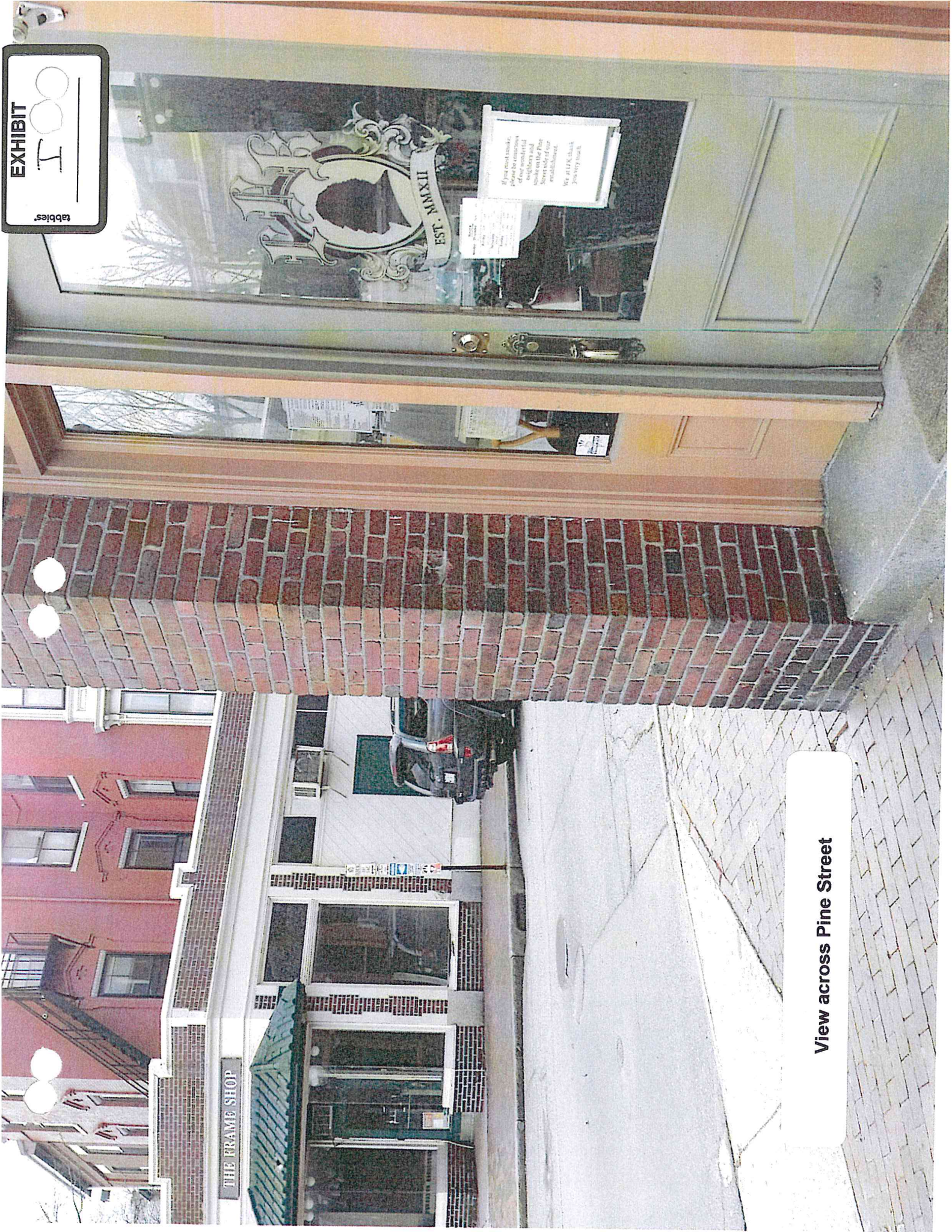


EXHIBIT 100
tabbles

THE FRAME SHOP

View across Pine Street

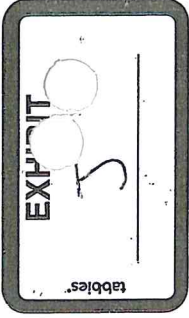
If you must smoke, please be respectful of the non-smokers and smokers on the premises. Smoking is not permitted here. We at IFC thank you very much.



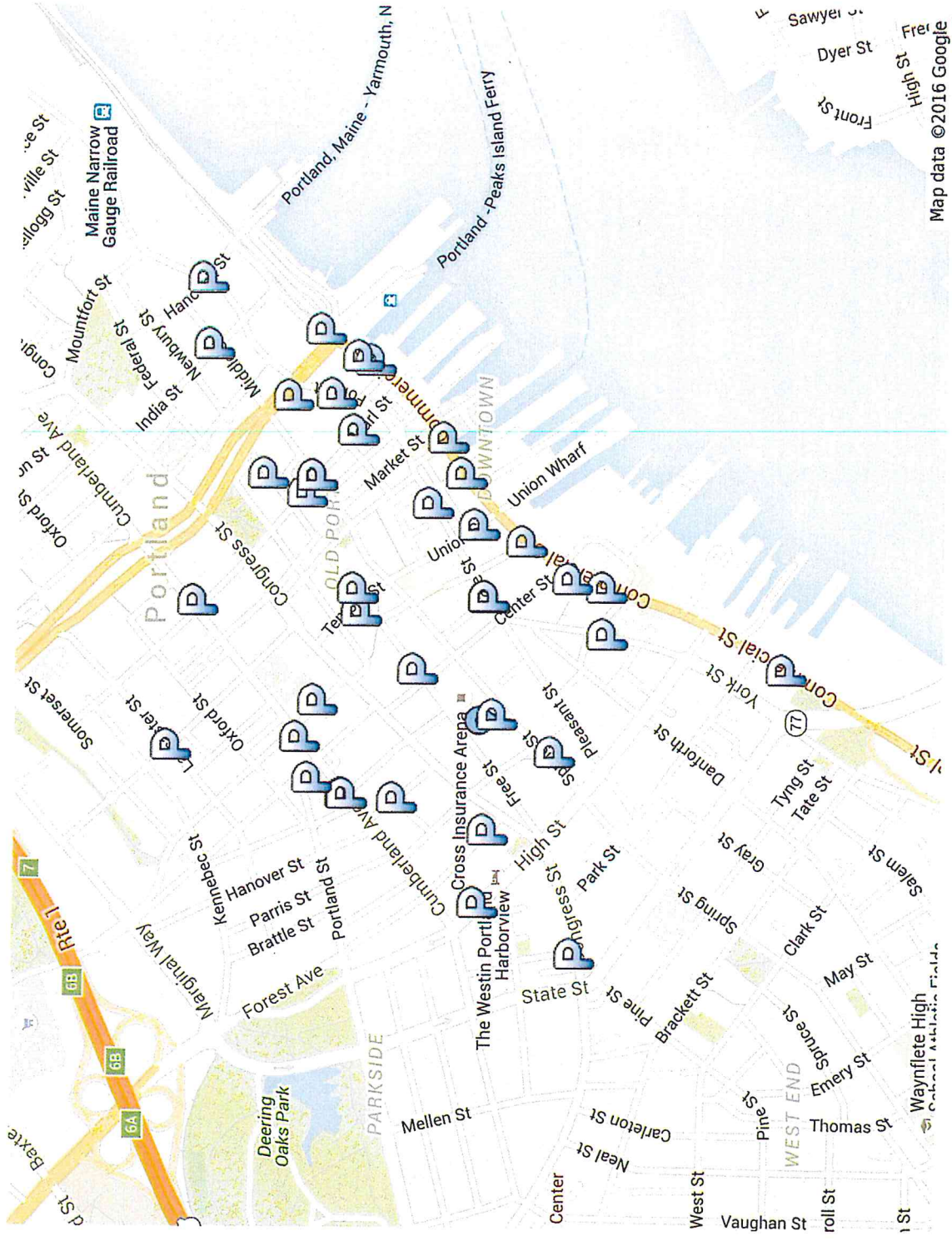
Subject storefront on State Street



Subject property along Pine Street



Parking Garages and Lots in Downtown Portland



- Untitled layer
- Commercial Street Parking Lot
- York Street Lot
- Pearl Street
- Baxter Place Lot
- By the Bay Parking
- Casco Bay Parking Garage
- Chestnut and Lancaster Parking Garage
- Cotton and Center Parking Lot
- Cumberland Ave and Brown Street
- Cumberland County Court House
- Custom House Square Parking Garage
- Demillo's Parking Lot
- East Brown Cow Parking Lot
- Elm Street Parking Garage
- Fish Pier Parking Lot
- Fishermans Wharf Parking Lot

- P Street Parking Garage
- P Gateway Parking Garage
- P Harbor Plaza Parking Garage
- P Hubb Furniture Parking Lot
- P

International Marine Terminal
Parking Lot



Joe's Smoke Shop Parking Lot



Maria's Restaurante Parking
Lot

P Micucci's Parking Lot

P Middle and Pearl Parking Lot

P Pearl St & Middle St

P Midtown Parking Lot



Monument Square Parking
Garage

P Ocean Gateway



One City Center Parking
Garage

P Portland Square Lower Lot

P Portland Square Visitor Lot

P Public Market Garage

P Shepley Street Parking Lot

P Simba/Hale Parking Lot

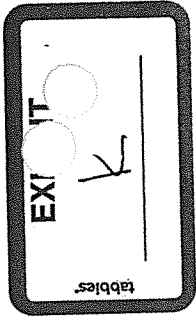
P Spring Street Garage

P Temple Street Garage

P Pearl Street Garage

P VIP Parking Lot





**CITY OF PORTLAND PARKING DIVISION
ANNUAL PARKING SURVEY OF
DOWNTOWN GARAGES AND LOTS
MARCH 2016**

The information in this survey was believed to be accurate; however, before quoting from it, we suggest you verify the information with the individual facility.

NOTE: Availability of spaces often changes; therefore, interested parties are encouraged to check with the facility to see if they have a waiting list. Most people have their names on multiple lists. **RATES AND AVAILABILITY ARE SUBJECT TO CHANGE.**

The Parking Survey consists of the following:

- List of Downtown Parking Facilities
- Detailed list of garages and lots showing the number of spaces and rates
- Enlarged copy of map as shown on our parking tickets

DOWNTOWN PARKING FACILITIES MARCH 2016

NAME	ENTRANCE ADDRESS	MAP #	OFFICE PHONE	GARAGE LOT PHONE
Garages				
Casco Bay Parking Garage	54 Commercial St. (Maine State Pier)	32	358-7888	774-8653
Chestnut St. Parking Garage	Chestnut / Lancaster / Oxford Sts.	3	747-4230	450-6129
Cumberland County Courthouse Garage	188 Newbury St.	18	871-8293	871-8275
Custom House Square Parking Garage	25 Pearl St.	28	358-7888	774-2203
Elm St. Parking Garage	21 Elm St.	6	874-2861	871-1106
Fore St. Parking Garage	419 Fore St.	21	871-1290	772-7738
Gateway Parking Garage	181 High St.	11		761-1568
Harbor Plaza Parking Garage	10 Union St.	26	772-2992	none
Holiday Inn By The Bay	60 Spring St.	24	775-2311	none
Monument Square Parking Garage	Cumberland Ave. & Brown St.	8	772-0689	773-2761
Ocean Gateway Garage	167 Fore St.	37	747-4230	772-6327
One City Center Parking Garage	One City Center	15	871-1080	775-0444
Public Market Garage	Preble St. / Cumberland Ave. / Elm St.	2	774-0027	774-0027
Spring St. Parking Garage	45 Spring St.	13	874-2861	874-2842
Temple St. Parking Garage	11 Temple St.	17	358-7888	772-5762

NAME

ENTRANCE ADDRESS

MAP

OFFICE PHONE

GARAGE LOT PHONE

Lots on Map

385 Congress St	Congress and Pearl	5	747-4230	699-2927
66 Pearl St. Parking Lot	66 Pearl St.	38	775-2252	n/a
Casco St. Parking Lot	15 Casco St.	9	415-4493	n/a
Cotton & Center Parking Lot	Center / Cotton / Spring Sts.	23	791-3300	
DiMillo's Parking Lot	25 Long Wharf, Commercial St.	33	747-4230	n/a
East Brown Cow Parking Lot	75 Commercial St.	31	775-2252	n/a
Fish Pier Parking Lot	40 Commercial St.	35	874-2842	874-2842
Fisherman's Wharf Parking Lot	Commercial St.	34	751-3551	773-6649
Free St. Parking	120 Free St.	12		773-3271
J.B. Brown Parking Lot on Free St.	Center & Free Sts.	14	747-4230	n/a
Maria's Ristorante Parking Lot	Portland & Preble Sts.	1	772-9232 or 233-	n/a
Middle & Pearl Parking Lot	Middle & Pearl Sts.	19	774-1000	n/a
Midtown Parking Lot	44 Free St.	16	774-5908	772-7716
Omni Park System / Casa Parking Lot	India & Fore Sts.	29	749-5590	n/a
Portland Square Monthly Lower Lot	Cross / Commercial / Center Sts.	25	874-6000	n/a
Portland Square Upper Visitor Lot	Cotton / Fore / Cross Sts.	22	761-1568	n/a
Regency Hotel Parking Lot	Silver St.	27	774-1000	n/a
Simba / Hale Parking Lot	Fore St.	30	615-3422	772-5354
Top of the Old Port Parking Lot	119 Pearl St.	4	871-1080	828-1212
Venture (VIP) Parking Lot	11 Forest Ave.	10	729-7970	774-5541
Lots Not on Map				
14 York St Parking Lot	14 York St		747-4230	
57 York St. Parking Lot	57 Danforth St. & York St.		747-4230	n/a
66 - 68 Danforth St. Parking Lot	66 - 68 Danforth St.		747-4230	n/a
68 Commercial St	68 Commercial St		747-4230	
Amato's Federal St. Parking Lot	Federal St.		828-5981	774-3975
Baxter Place Lot	305 Commercial St.		772-1131	n/a
Center St. Parking Lot	Center St.		671-8584	
Cumberland Ave. & Brown St. Lot	Cumberland Ave. & Brown St.		415-4493	n/a



NAME

ENTRANCE ADDRESS

MAP #

OFFICE PHONE

GARAGE LOT PHONE

Hub Furniture Parking Lot	291 Fore St.		773-1789	n/a
Joe's Smoke Shop Parking Lot	665 Congress St.			n/a
Maine Health Lot	Spring & Free Sts. Brown St.		774-1822	n/a
Maine Historical Society Parking Lot	Casco / Shepley / Oak Sts. Thames St.		415-4493	n/a
Shepley St. Parking Lot			874-8444	
Thames St. Lot				



All Images News Maps More Search tools

About 44,000 results (0.59 seconds)

LFK - Facebook

www.facebook.com > ... > Vegetarian & Vegan Restaurant

Rating: 4.2 - 215 votes - Price range: \$\$

LFK, Portland, ME. 2902 likes · 24 talking about this · 6073 were here. LFK!

LFK - 33 Photos - Lounges - West End - Portland, ME ...

www.yelp.com > Nightlife > Bars > Lounges > Yelp

Rating: 3.5 - 85 reviews

85 reviews of LFK "4 stars for drinks, service and ambiance! This is a really cute place. There is a big table in the back that can sit 10 people. There are also so ..."

LFK Portland Maine

www.lfkportland.me/

Web site for Restaurant/Bar in Portland, Maine. Est.2012.

LFK, Portland, Portland - Urbanspoon/Zomato

www.zomato.com > ... > Portland, Maine > Rest of Portland > Portland

Rating: 3.5 - 75 votes - Price range: \$\$

LFK Portland; LFK, Portland; Get Menu, Reviews, Contact, Location, Phone Number, Maps and more for LFK Restaurant on Zomato.

LFK Menu, Menu for LFK, Portland, Portland - Urbanspoon ...

www.zomato.com > ... > Rest of Portland > Portland > LFK

Rating: 3.5 - 75 votes

LFK Portland Menu - View the Menu for LFK Portland on Zomato for Delivery, Dine-out or Takeaway, LFK menu and prices. LFK Menu.

At LFK, name is elusive, but food is easy to love - Portland ...

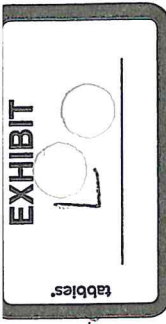
www.pressherald.com/.../at-lfk-name-is-elusive-but... > Portland Press Herald > Mar 17, 2013 - We duck into nearby LFK, a faintly signed establishment, and what a ... LFK occupies the former home of Cunningham Books in Portland's ...

Good Brunch - Review of LFK, Portland, ME - TripAdvisor

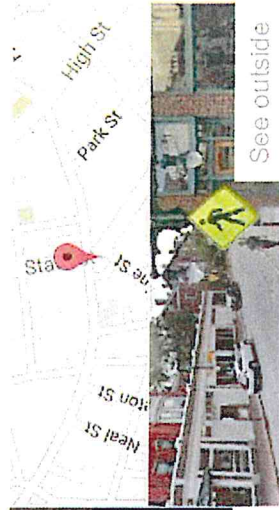
www.tripadvisor.com > ... > Portland Restaurants > LFK > TripAdvisor

Rating: 4 - Review by a TripAdvisor user - Jul 9, 2013

LFK: Good Brunch - See 28 traveler reviews, 16 candid photos, and great deals for Portland, ME, at TripAdvisor.



See photos



See outside

LFK

3.9 14 Google reviews

American Restaurant

Website Directions

Laid-back watering hole draws hipsters for craft beer, wine & cocktails plus updated pub fare.

Address: 188A State St, Portland, ME 04101

Phone: (207) 899-3277

Hours: **Wednesday 5PM-1AM**
Thursday 5PM-1AM
Friday 5PM-1AM
Saturday 12PM-1AM
Sunday 10AM-1AM
Monday 5PM-1AM
Tuesday 5PM-1AM

Suggest an edit

Popular times

Wednesdays

peak

6a	9a	12p	3p	6p	9p	12a
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Reviews

Write a review Add a photo

About 34,000 results (0.48 seconds)

Welcome to Blackstones.com

www.blackstones.com/ Welcome to Portland Maine's oldest neighbor gay bar!

Blackstone's - 19 Photos - Gay Bars - West End - Portland ... www.yelp.com > Nightlife > Bars > Gay Bars > Yelp Rating: 2.5 - 6 reviews - Price range: \$ (Inexpensive) 6 reviews of Blackstone's "A Portland staple? This place is a dive bar. Drinks are strong. The patrons are friendly (if not occasionally terrifying). If you're out and ..."

Blackstones Portland | Facebook https://www.facebook.com/blackstones.portland Blackstones Portland is on Facebook. Join Facebook to connect with Blackstones Portland and others you may know. Facebook gives people the power to share ..."

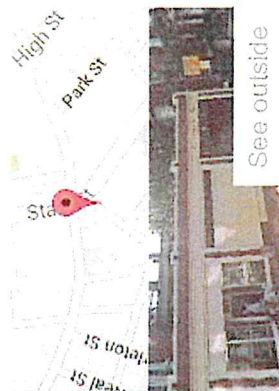
Blackstones - Portland, Maine - Gay Bar | Facebook https://www.facebook.com/pages/Blackstones/212175048924935 Rating: 4.4 - 66 votes I will always remember Blackstone's as being in my top 5 Pubs of "All Time." I miss living in Portland and being able to go to Blackstone's on a regular basis."

Blackstones reviews, photos - West End - Portland, ME ... portland-maine.gaycities.com > BARS & CLUBS Rating: 3.7 - 3 reviews Portland's oldest, only, & evolving gay bar. Blackstones at 6 Pine StPortland, ME 04102. 2077752885 Visit GayCities for reviews, photos and a map of ..."

Letter to the editor: Blackstones bar is fine as is: A perfect ... www.pressherald.com/.../letter-to-the-editor-blackst... > Portland Press Herald Mar 13, 2015 - As a longtime resident of Portland's Parkside neighborhood, ... However, I was displeased that Blackstones bar was characterized as a remnant ..."

gay_owned - gay portland www.gayportlandme.com/gay_owned.html Blackstones—Portland's oldest neighborhood gay bar is located just off historic Longfellow Square near the west-end. Blackstones hosts a number of events for ..."

Blackstone's Loungae in Portland. ME - 2077752885



Blackstones

4.0 9 Google reviews Gay Bar

Website Directions

Low-key gay bar with a leather-&-Levis slant, serving cocktails from a classic wood bar since 1987.

Address: 6 Pine St, Portland, ME 04102 Phone: (207) 775-2885

Hours: Wednesday 4PM-1AM Thursday 4PM-1AM Friday 4PM-1AM Saturday 4PM-1AM Sunday 4PM-1AM Monday 4PM-1AM Tuesday 4PM-1AM

Suggest an edit · Own this business?

Popular times

Wednesdays peak

6a	9a	12p	3p	6p	9p	12a
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Reviews

Write a review Add a photo

About 87,300 results (0.75 seconds)

Showing results for pai men *miyake*
Search instead for pai men myata

Pai Men Miyake - Miyake Restaurants
www.miyakerestaurants.com/pai-men-miyake

Pai Men Miyake opened in September, 2010 as Masa Miyake's second restaurant in Portland. Meaning "100 noodles" in Japanese, the focus is on ramen with ...

Pai Men Miyake - 284 Photos - Japanese - West End ... - Yelp
www.yelp.com > Restaurants > Japanese > Yelp

Rating: 4 - 258 reviews - Price range: \$11-30 per person
258 reviews of Pai Men Miyake "I give this place a perfect rating just for their lunch special and the Tokyo Abura. The indoors are Brooklyn-like, very industrial ..."

Pai Men Miyake - Facebook
www.facebook.com > ... > Local Businesses > Sushi Restaurant

Rating: 4.7 - 270 votes - Price range: \$
Pai Men Miyake, Portland, ME. 3039 likes · 77 talking about this · 8829 were here. Japanese Pub, Noodle House, Sake Bar, Craft Beer, Wine, & House...

Pai Men Miyake, Portland - Menu, Prices & Restaurant ...
www.tripadvisor.com > ... > Portland > Portland Restaurants > TripAdvisor

Rating: 4.5 - 154 reviews
Pai Men Miyake, Portland: See 154 unbiased reviews of Pai Men Miyake, rated 4.5 of 5 on TripAdvisor and ranked #60 of 582 restaurants in Portland.

Pai Men Miyake, Portland, Portland - Urbanspoon/Zomato
www.zomato.com > ... > Portland, Maine > Rest of Portland > Portland

Rating: 3.8 - 277 votes - Price range: \$
Pai Men Miyake Portland; Pai Men Miyake, Portland; Get Menu, Reviews, Contact, Location, Phone Number, Maps and more for Pai Men Miyake Restaurant on ...

Portland, ME: Getting My Ramen Fix at Pai Men Miyake ...
www.serious eats.com/.../pai-men-miyake-ramen-review-port... > Serious Eats
Feb 2, 2012 - It's just that this place, Masa Miyake's noodle shop called Pai Men Miyake, has been feeding me so well that procrastination has become a ...



See photos



See outside

Pai Men Miyake

4.2 28 Google reviews
\$\$ - Restaurant

Website Directions

Refined ramen & soba noodle soups plus yakitori skewers & sake served in a sleek yet warm nook.

Address: 188 State St, Portland, ME 04102

Phone: (207) 541-9204

Hours: **Wednesday 11:30AM–11PM**
Thursday 11:30AM–11PM
Friday 11:30AM–12AM
Saturday 11:30AM–12AM
Sunday 11:30AM–12AM
Monday 11:30AM–11PM
Tuesday 11:30AM–11PM

Menu: miyakerestaurants.com

Suggest an edit

Popular times

Now: *Not usually busy*

Wednesdays

peak

6a 9a 12p 3p 6p 9p

