

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Gordon Smith-chair  
Sara Moppin-secretary  
William Getz  
Mark Bower  
Eric Larsson  
Chip Gavin  
Kent Avery

September 13, 2013

Keith Dunlap  
Black Cat Coffee  
463 Stevens Avenue  
Portland, ME 04103

RE: 197 Pleasant Avenue /463 Stevens Avenue  
CBL: 132 J001  
ZONE: B1

Dear Mr. Dunlap,

At the September 12, 2013 meeting, the Zoning Board of Appeals voted 5-0 to grant your Miscellaneous Appeal to have your five parking spaces off site and they voted 5-0 to grant your Conditional Use Appeal to open a restaurant at 463 Stevens Avenue. I am enclosing a copy of the Board's decisions. You will also find an invoice showing that your fees have been paid in full.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property from retail to restaurant. I have enclosed an application for the change of use, but you may also find it on the city website under the Inspections Division. You have six months from the date of the meeting, September 13, 2013, referenced under section 14-474(f) to obtain the permit, 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