

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Matthew Morgan
Gordon Smith-chair
Mark Bower
William Getz
Elyse Segovias

March 19, 2012

Jeffrey Borland
36 Runnells Street
Portland, ME 04103

RE: 249 Concord Street, W
CBL: 133 G006
ZONE: R-5

Dear Mr. Borland,

At the March 15, 2012 meeting, the Zoning Board of Appeals voted 6-0 to deny your practical difficulty appeal to reduce the minimum lot size required for a daycare. I am enclosing a copy of the Board's decision. As a result of this decision, the Conditional Use Appeal was withdrawn.

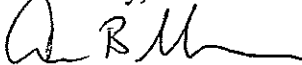
I have also enclosed a receipt for the final payment. Your account is now paid in full.

You have the right to ask the Board to reconsider their decision within ten days of the date that it was rendered under statute 30-A MRSA 2691(3)(F).

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: March 19, 2012
RE: Action taken by the Zoning Board of Appeals on March 15, 2012.

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

Members Absent: Matthew Morgan

1. New Business

A. Practical Difficulty Variance Appeal:

249 Concord Street W, Jeffrey Borland, owner, Tax Map 133, Block G, Lot 006, R-5 Residential Zone: The applicant is proposing to change the use of the property from two dwelling units to one dwelling unit and a day care/nursery school for up to twelve children. Section 14-120(1)(a)(11) gives the minimum required lot size for a daycare as 6,000 square feet. The lot is 3,558 square feet. The appellant is requesting a variance for the minimum lot size for a daycare to be reduced from 6,000 square feet to 3,558 square feet. Representing the appeal is the owner. **The Zoning Board of Appeals voted 6-0 to deny the appeal to reduce the minimum lot size required for a daycare.**

B. Conditional Use Appeal:

249 Concord Street W, Jeffrey Borland, owner, Tax Map 133, Block G, Lot 006, R-5 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a daycare for up to twelve children. Representing the appeal is the owner. **The applicant withdrew the request for the Conditional Use Appeal for a daycare.**

Enclosure:

Decisions for Agenda from March 15, 2012

One DVD

CC: Mark Rees, City Manager

Greg Mitchell, Acting Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: March 15, 2012

Name and address of applicant: Jeffery Borland
249 Concord Street W

Location of property under appeal: 249 Concord Street W

For the Record:

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

See attached

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

Findings of Fact and Conclusions of Law:

The applicant is proposing to change the use of the property from two dwelling units to one dwelling unit and a day care/nursery school for up to twelve children. Section 14-130(1)(a)(11) gives the minimum required lots size for a daycare as 6,000 square feet. The lot is 3,558 square feet. The applicant is requesting a variance for the minimum lot size for a daycare to be reduced from 6,000 square feet to 3,558 square feet. Representing the appeal is the owner.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied 6 Not Satisfied

Reason and supporting facts:

lot size

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. “Significant economic injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied 2 Not Satisfied 4

Reason and supporting facts:

~~Proposed~~ - The future income/proposed improvements are not legally relevant. Higher rent / long term lease does not rise to the level of "significant" economic injury.

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied 5 Not Satisfied 1

Reason and supporting facts:

Smaller lot than others
in neighborhood

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Parking ^{situation} could be worse ~~if~~ \Rightarrow under
current 2 family use. This is
a neighborhood that is already
busy w/ school traffic and
pick up/drop off will occur during
times school is already in
session so already let out

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied 6 Not Satisfied

Reason and supporting facts:

Difficulty is created by fact that lot is undersized.

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied 6 Not Satisfied

Reason and supporting facts:

No other way to have a day care on this property.

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied 6 Not Satisfied

Reason and supporting facts:

Already built up environment.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied 6 Not Satisfied

Reason and supporting facts:

Per zoning administrator.

Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, 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:


Motion: Elise

Second: Mark

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated:

3.15.2012


Board Chair

IA Public Comment

~~IA Public Comment~~

- ① Ryan 252 Concord St West In favor
McTann
- ② Jill McMann Nursery School Parent In favor
In the neighborhood
- ③ Alice Cobb 244 Concord St West Against
- ④ Diane Werwick - Next Door Neighbor
Against
- ⑤ Kerry Shampo - Employee In favor
- ⑥ Cynthia Adams - Next Door Neighbor
Against
- ⑦ Jay Pagato - 256 Pine Street Against?
- ⑧ James Adams - 245 Concord St. Against

members present - Gordon Smith - SARA Moppin - Elyse Segovias
William Getz - Phil Szucier - Mark Bower

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

members absent - Matthew

APPEAL AGENDA

meeting called to order 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, March 15, 2012 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. New Business

A. Practical Difficulty Variance Appeal:

249 Concord Street W, Jeffrey Borland, owner, Tax Map 133, Block G, Lot 006, R-5

Demanded
6-0

Residential Zone: The applicant is proposing to change the use of the property from two dwelling units to one dwelling unit and a day care/nursery school for up to twelve children. Section 14-120(1)(a)(11) gives the minimum required lot size for a daycare as 6,000 square feet. The lot is 3,558 square feet. The appellant is requesting a variance for the minimum lot size for a daycare to be reduced from 6,000 square feet to 3,558 square feet. Representing the appeal is the owner.

B. Conditional Use Appeal:

249 Concord Street W, Jeffrey Borland, owner, Tax Map 133, Block G, Lot 006, R-5

withdrew

Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a daycare for up to twelve children. Representing the appeal is the owner.

2. Adjournment:

8:00 pm



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

Name Jeffrey Borland

Business Name

36 Runnells Street

Address Portland, ME 04103

Telephone 766-7767 Fax _____

Subject Property Information:

249 Concord Street West
Property Address

133-6-6
Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name _____

Address _____

Telephone _____ Fax _____

Practical Difficulty Variance from Section 14 - 120(1)(a)(ii)

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

owner
(e.g. owner, purchaser, etc.):

Current Zoning Designation: R5

Existing Use of Property:

two-family

RECEIVED

FEB 27 2012

Dept. of Building Inspections
City of Portland, Maine

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

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

[Signature]
Signature of Applicant

2/26/12
Date

**Practical Difficulty Variance Application
249 Concord Street West**

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

The Land Use Zoning Ordinance requires that a property be at least 6,000 square feet to change the use. The lot size of 249 Concord Street West is 3,558 square feet. Therefore, to change the use to daycare a variance is needed.

2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would both (1) preclude a use of the property which is permitted in the zone in which it is located As daycare is a conditional use in the R5 zone, the provisions of the ordinance preclude an allowable use. **and also would (2) result in significant economic injury to the applicant.** If the use is changed to daycare, I will make immediate investments in the house that I would not make otherwise, including but not limited to: replacing all paneling and drop ceilings with dry wall, changing from oil to natural gas heat, installing stockade fencing around the entire backyard, making improvements to the side and back decks, completing any fire safety requirements, and upgrading the general appearance of both the interior and exterior of the house. Combined, these improvements will greatly add to the value of the home and contribute to higher property values in the neighborhood. In addition, the improvements will restore many of the aesthetics once belonging to the home, but lost over time. In addition, the use of the space as a daycare will allow me to charge a higher rent than I would another tenant; further increasing the value of the house. Finally, the daycare is a long-term tenant that guarantees the unit will not be empty at any time over the next 4 years. Beyond the personal economic injury to me if this variance is not granted, is the impact on the neighborhood. This kind of convenient, quality child care service is much needed in the Deering Center neighborhood. With a location in walking distance to all three local public schools, a child care use at 249 Concord Street provides a great benefit to the community and contributes to its attractiveness as a desirable place to raise a family.

3. The need for a variance is due to the unique circumstance of the property and not to the general conditions in the neighborhood. The only barrier to changing the use of this property is the lot size.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting neighbors. As stated above, granting this variance and allowing for a daycare use is to the benefit of the community. With the proximity of Longfellow Elementary School, a daycare use is in character with the current use of the neighborhood. The small scale of the daycare (12 children) during limited daytime hours, limits any negative impact upon the neighborhood and in no way negatively impacts the value of nearby homes. To the contrary, the proposed physical improvements to the house will contribute to higher home values.

5. The practical difficulty is not the result of action taken by myself or a prior owner, it is the result of the lot size.

6. No other feasible alternative is available to the applicant, except a variance. As the lot size cannot be increased, there is no other feasible alternative, except a variance.

7. The granting of the variance will not have an unreasonably adverse effect on the natural environment. The granting of the variance and change of use to daycare in no way effects the natural environment. The play yard will be fenced in and further landscaped to reduce the noise impact on neighbors. Landscaping will also be improved in the front of the building to create a more inviting and attractive entrance.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. 435, nor within a shoreland zone or flood hazard zone.

February 27, 2012

Dear Zoning Board of Appeals:

I am writing to you with the hope of opening a small child care/nursery school on the first and second floors of my two-unit property at 249 Concord Street West. The third floor will remain a residential unit. The proposed program would serve no more than 12 preschool and school aged children. With its proximity to Longfellow Elementary School and location in a walkable neighborhood, this home is an ideal place from which to offer these much needed childcare services. However, to change the use to daycare, the Land Use Zoning Ordinance requires that the property be at least 6,000 square feet. The lot size of 249 Concord Street West is 3,558 square feet. A variance is therefore needed.

We believe that we meet all eight of the criteria needed for a variance, as evidenced in the enclosed application. We cannot stress enough the need for and value of this kind of service in the Deering Center Neighborhood. As commercial space in the area is limited, this house provides just the opportunity for families to leave their cars at home and safely walk all of their children to quality education and childcare programs. My business partner, Debra Flynn, currently operates the daycare out of her home and knows first hand that the demand for both preschool and school-age services is great. She has worked locally in the early childhood field for over fifteen years. We are glad to provide you with letters of support from past and current families if that is helpful.

Not only would this variance (and conditional use) benefit the greater community and support a small locally owned business, it would directly increase the value of the house at 249 Concord Street West and therefor contribute to higher home values in the neighborhood. If the use is changed, I will make significant improvements to both the interior and exterior of the home.

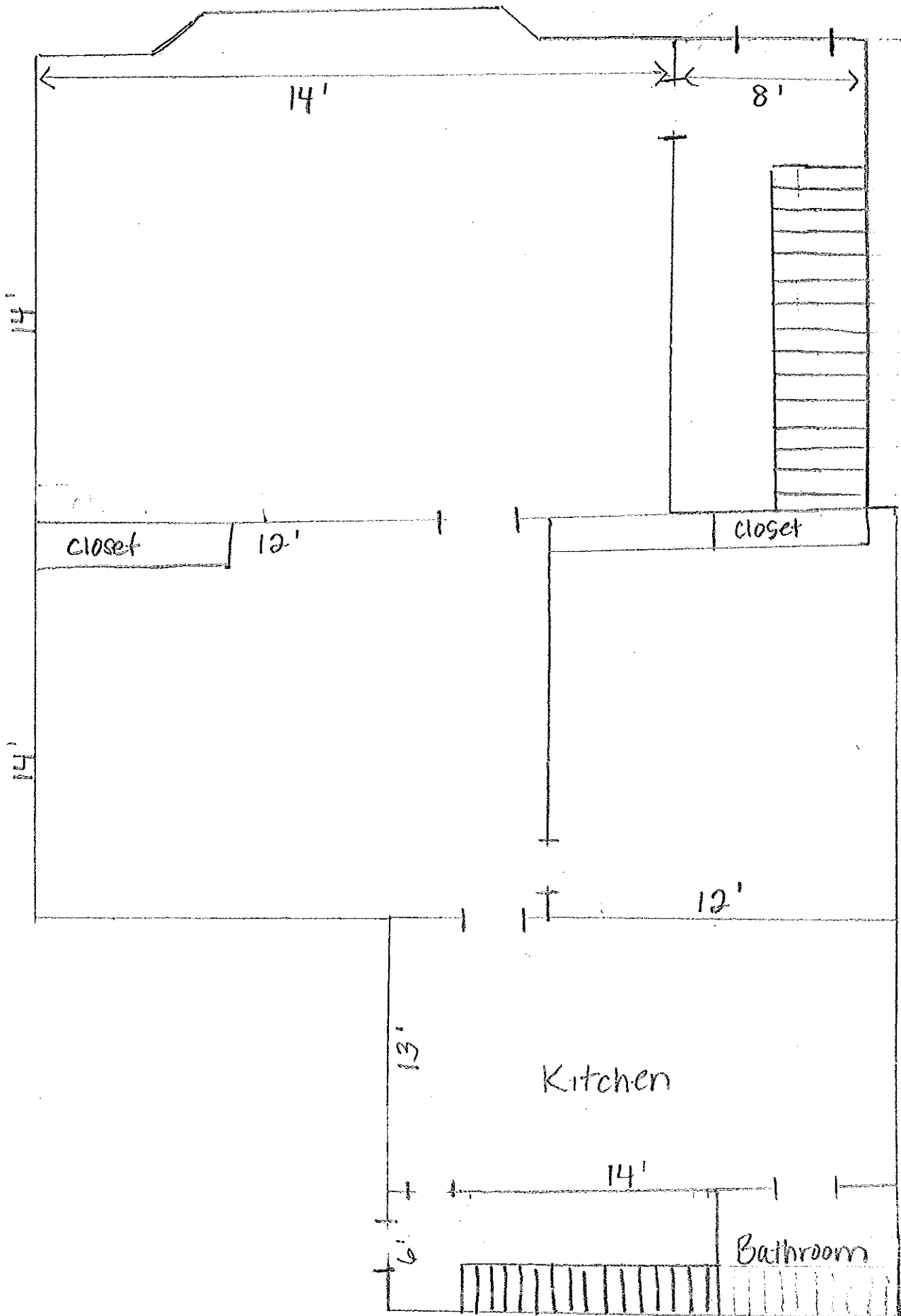
We appreciate your time and consideration. You may contact me at 766-7767 or Debra at 773-0599 if you need any further information.

Sincerely,

Jeff Borland, Property Owner

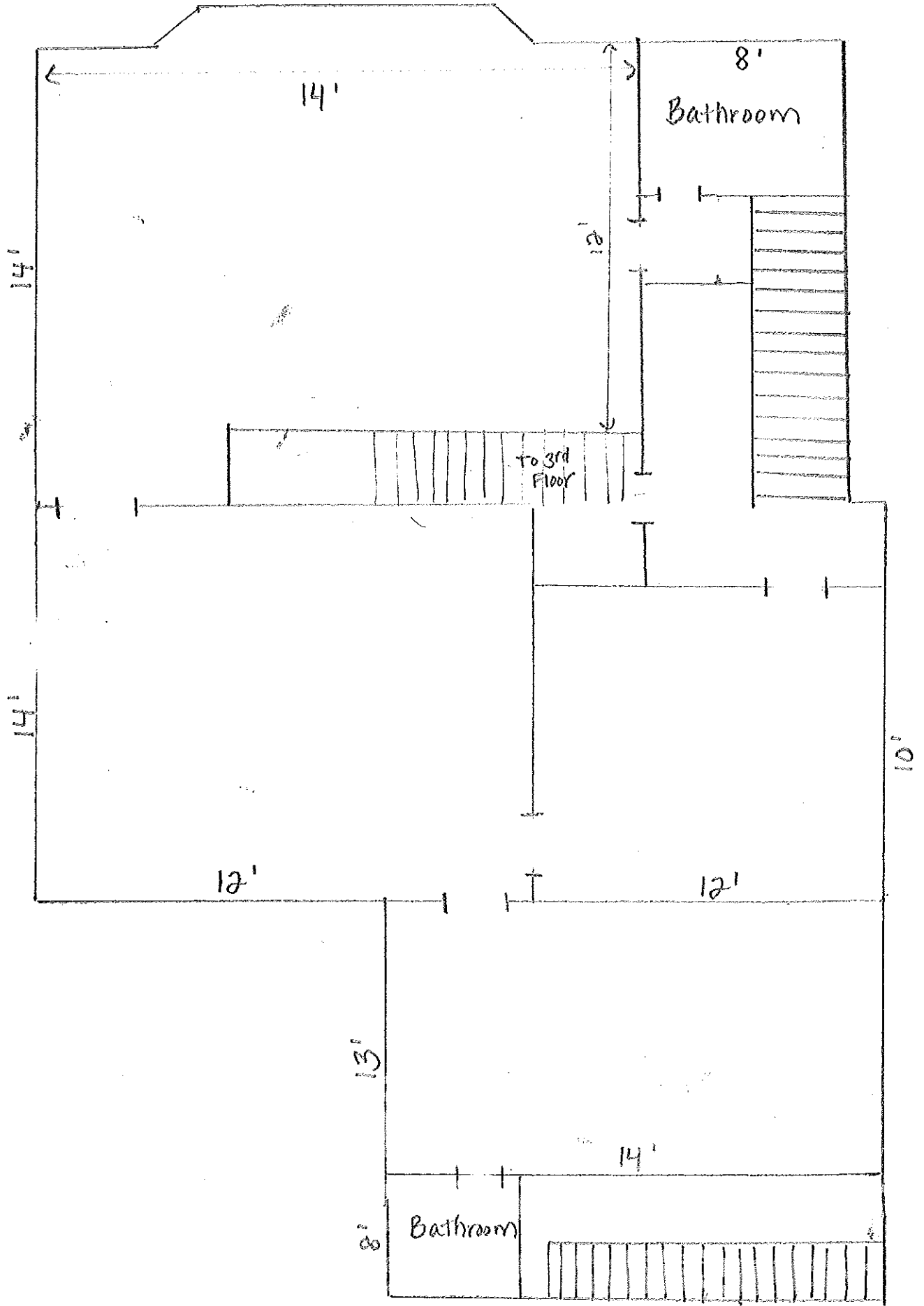
Debra Flynn, Business Partner
Rosemont Nursery School

Front of House



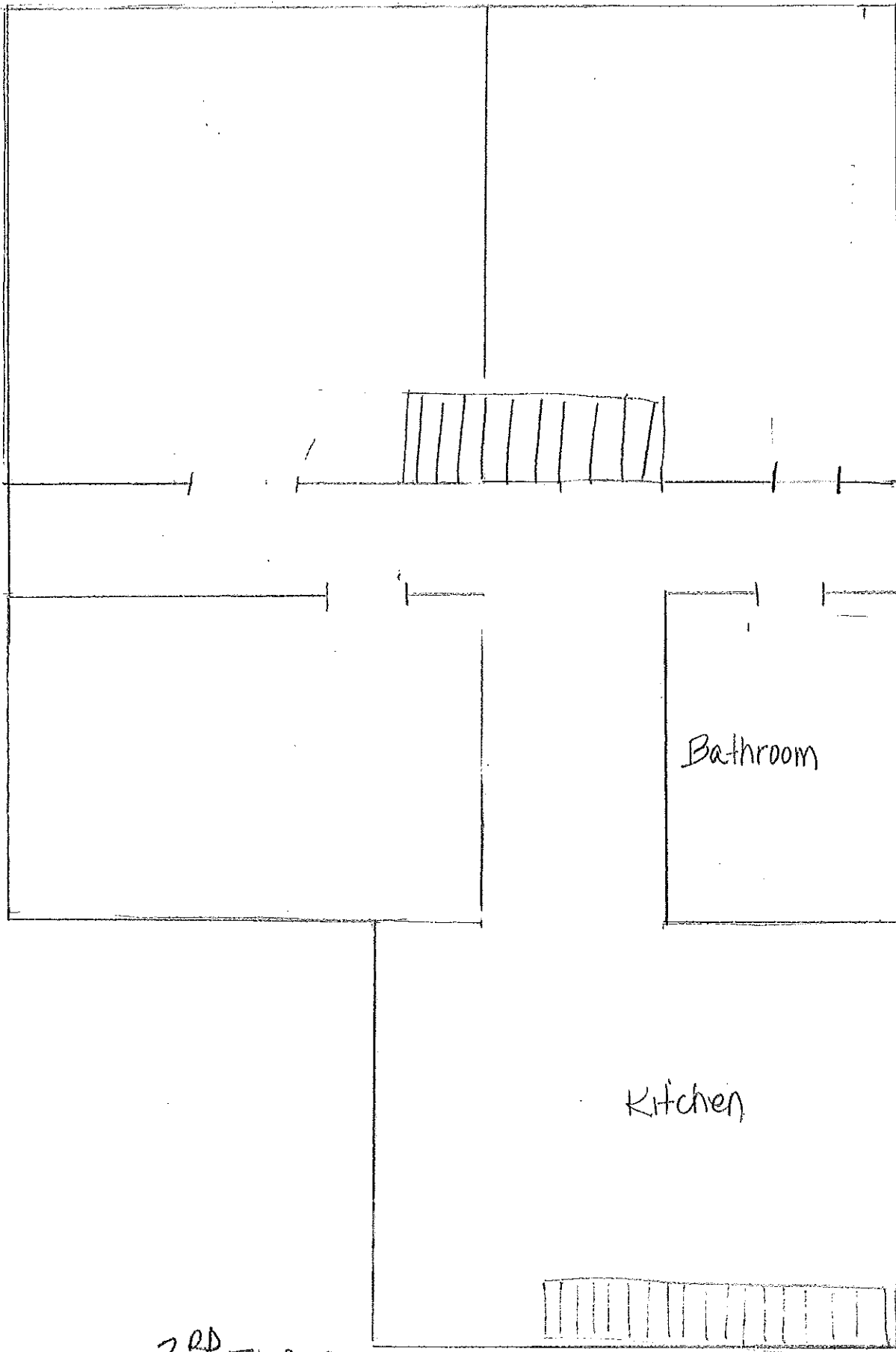
1st FLOOR

Front of House



2nd FLOOR

Front of House

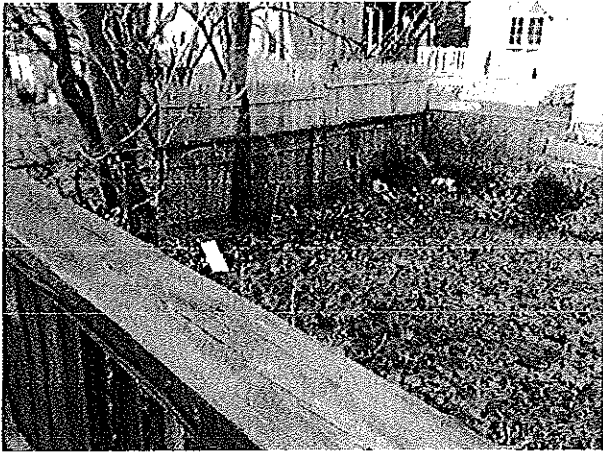


Stairs?

3RD FLOOR



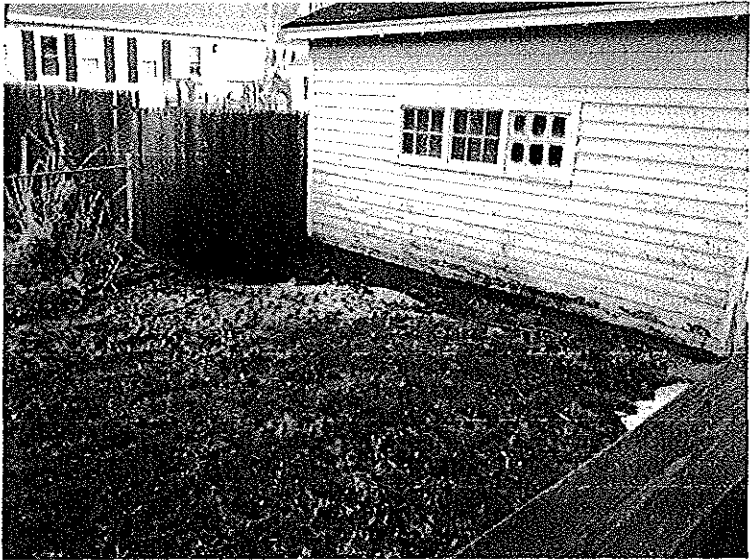
From street



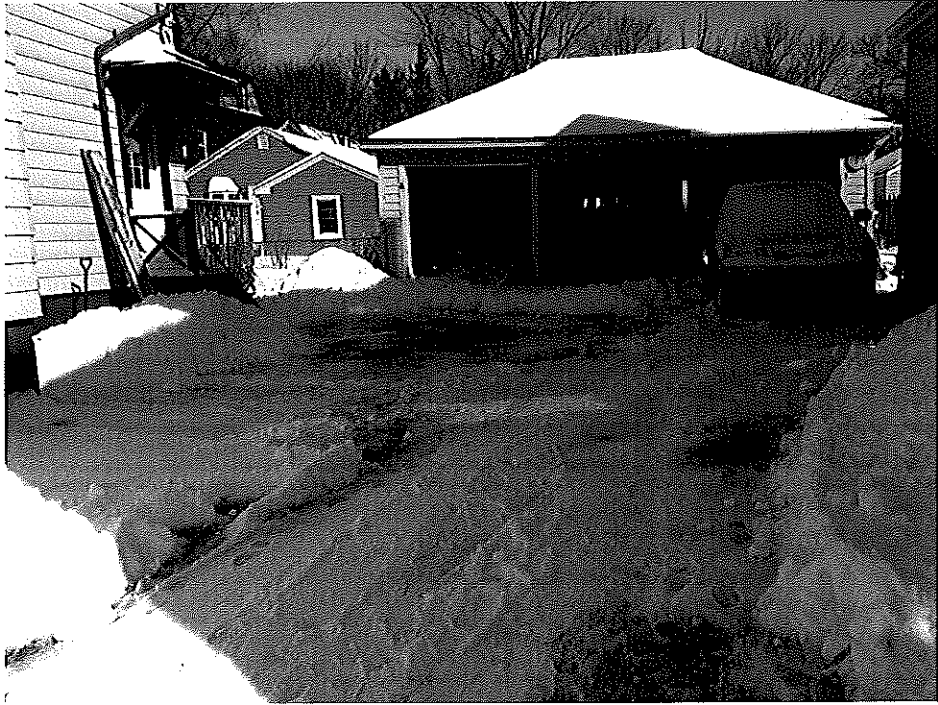
Backyard



Back porch



Garage from back yard



Garage from end of driveway



Garage close-up

Commitment Number: 2394813
Seller's Loan Number: 5304308454

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-G-006-001

QUITCLAIM DEED WITH COVENANTS

MAINE REAL ESTATE TAX PAID

JPMorgan Chase Bank, National Association, whose mailing address is 7301 Baymeadows Way, 2nd Floor, Jacksonville, FL 32256, Mail Code: FL5-7317, hereinafter grantor, for \$167,100.00 (One Hundred and Sixty-Seven Thousand One Hundred Dollars and no Cents) in consideration paid, grants with a quitclaim covenant to Jeffrey Borland, married, hereinafter grantee, whose tax mailing address is 36 Runnells St., Portland, ME 04103, the property described below in the legal description and that Grantor's quitclaim covenant to the Grantees shall have the full force, meaning and effect of the following: Grantor, its heirs and assigns, will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor and no other claims whatsoever:

All that certain parcel of land situated in the City of Portland, County of Cumberland, State of Maine, being known and designated as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland on the northerly side of Concord Street and bounded and described as follows:

Commencing at a point in the northerly side line of Concord Street, said point being distant in a northwesterly direction three hundred thirty-two and sixty-two hundredths (332.62) feet from the intersection of said line of Concord Street with the westerly line of Stevens Avenue;

Thence Northeasterly and at right angles to said line of Concord Street, sixty-seven (67) feet to a point; Thence Southeasterly and at right angles to the last described line, one and eight-tenths (1.8) feet to a point;

Thence Northeasterly and at right angles to last described line, a distance of twenty-one (21) feet to a point and fence;

Thence Northwesterly by said fence and parallel to said line of Concord Street, forty-one and eight-tenths (41.8) feet to a point; thence Southwesterly eighty-eight (88) feet to said line of Concord Street;

Thence Southeasterly and along said line of Concord Street, forty (40) feet to the point of beginning.

TOGETHER WITH the right to pass and repass over the driveway about eight (8) feet wide, extending from said Concord Street to the garage located partially on the lot hereby conveyed and partially on the adjoining lot Southeasterly thereof. Said driveway being partially on the lot hereby conveyed and partially on said adjoining lot.

SUBJECT TO the right of the owner of the adjoining lot southeasterly of the lot hereby conveyed to pass and repass over said driveway. No automobile shall park in said driveway and no obstruction shall be placed thereon.

Meaning and intending to describe and mortgage the same premises conveyed to the mortgagor(s) by deed recorded in the Cumberland County Registry of Deeds in Book 21202 at Page 345.

Property Address is: 249 Concord Street West, Portland, ME 04103

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

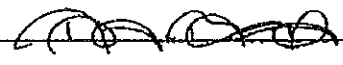
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Official Records Book 28153, Page 83

AM

Executed by the undersigned on 2-20, 2012:

JPMorgan Chase Bank, National Association

By: 

Name: Anna Michalos
Vice President

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2012 by
its _____ on behalf of JPMorgan
Chase Bank, National Association, who is personally known to me or has produced
_____ as identification, and furthermore, the aforementioned person has
acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth
in this instrument.

** See Attached*

Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and William R. Dunn, Attorney at
Law, 16 Thomas Drive, Berwick, ME 03901, Maine Bar Number: 002192.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 2/20/12 before me, Tahnee Knapp, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Anna Michalalas
Name(s) of Signer(s)

Received
Recorded Register of Deeds
Feb 24, 2012 02:13:39P
Cumberland County
Pamela E. Lovley



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tahnee Knapp
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Quit + Claim deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Anna Michalalas

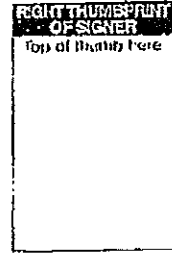
- Individual
- Corporate Officer — Title(s): Vice President
- Partner — Limited : General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited : General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

AM

3/15/12

Board of Appeals
Portland, Maine

March 15, 2012

In regards to a request for a variance for the address of 249 Concord St W in order to house a daycare/nursery school for up to 12 children, we want to state that we are not in support of this change. I have lived in this house since 1968, my husband since 1993, and we have seen many changes on this street over the years. Many houses that were single family are now 2 and 3 unit apartments, which has caused parking issues. The addition of a day care/nursery school could just add to our congestion problem.

Thank you,

Deborah R Barlock
John F. Barlock

Deborah R. Barlock
John F. Barlock
267 Concord St W
Portland, ME 04103

Leslie F. Arnson, Esq.
45 Runnells Street
Portland, ME 04103

received 3/15/12

March 12, 2012

Zoning Board of Appeals
Portland, ME 04101

Dear Board Members:

The purpose of this letter is to express my support of zoning approval for Rosemont Nursery School to be located at 249 Concord Street West. Although my children are grown (two graduates from Longfellow Elementary, Lincoln Middle School and Deering High School), and one still at Lincoln Middle School, my basis for writing this letter of support is two-fold:

- (1) I lived at 274 Concord Street West for 2 ½ years and have a thorough understanding of the "close quarters" nature of the residences on that street; and the associated concern that locating a nursery school on that block can raise; and
- (2) The fascinating coincidence that when I moved from 274 Concord Street West to 45 Runnells Street, I eventually became the next-door-neighbor to the Rosemont Nursery school. And, I want to add, that I am a "Proud Next Door Neighbor" to the current location of Rosemont Nursery School. Each day, the operation of [dropping off children and picking them up] is conducted seamlessly and flawlessly, with no disruption to my parking area, my gardening in the backyard, or the essential "quiet zone" I require in order to conduct my office work in my home. Further, my husband works late hours at his job and requires quiet in the morning. We are situated less than 6-feet away from the Rosemont Nursery School drop-off, pick-up and play area, and we have never been disrupted or have heard noise from their operation, or from the children.

In closing, I simply want to emphasize that the service Rosemont Nursery School offers to local working parents and their children is invaluable, of the highest quality, and essential to fostering the neighborhood feeling that thrives around Deering Center.

Please feel free to contact me at 207-874-7888 or 207-233-9735 if you require further information.

Very Truly Yours,



Leslie F. Arnson, Esq.

received 3/15/12

Re: Rosemont Nursery School
Operated by Debra Flynn,
business partner of Jeffrey Borland
249 Concord Street west

Dear Members of the Zoning Board,

I am sorry that I am not able to be with you tonight but as the next door neighbor of the present Rosemont Nursery School, I wanted to add my observations to your considerations.

I imagine anyone living close to a school may be worried about possible traffic issues and school noise. Because I do a fair amount of writing for my work, I often work from home during school hours and neither has been a problem.

The Rosemont school is quite small. Drop off and pick up seems to be very orderly and quick. I have never had a problem getting in and out of my house, even in the winter, when there is not much room on the street. The drivers have been very respectful and responsible.

The noise has been minimal and delightful. The only barrier between our houses is a picket fence, so there is no noise barrier. I enjoy watching the kids playing, laughing and talking with one another. Though I haven't asked, I'm sure the school emphasizes respect which is quite evident when the kids are outside. There is a lot of adult supervision and I often don't notice when they are playing.

Another positive aspect of the having the school in the neighborhood is the benefit of having people around after most of the residents have left for work. I think our community is grateful having activity here during the days the school is in session.

Finally, I admit that I was a little wary of the idea of having a nursery school right next door. Now, I am truly sorry that they are leaving!

Sincerely,

Rabbi Carolyn Braun
51 Runnells Street



City of Portland Zoning Board of Appeals

March 6, 2012

Jeffrey Borland
36 Runnells Street
Portland, ME 04103

Dear Mr. Borland,

Your Practical Difficulty Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, March 15, 2012 at 6:30 p.m.** in Room 209, 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 appeals. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
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



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 1207

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 2/27/2012

Receipt Number: 41282

Receipt Details:

Referance ID:	1501	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-437 - 249 Concord St., W - Practical Difficulty			
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: 1211

Tender Amount: 250.79

Receipt Header:

Cashier Id: amachado

Receipt Date: 3/19/2012

Receipt Number: 41902

Receipt Details:

Referance ID:	1518	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	48.75	Charge Amount:	48.75
Job ID: Project ID: 2012-437 - 249 Concord St., W - Practical Difficulty			
Additional Comments:			

Referance ID:	1519	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	152.04	Charge Amount:	152.04
Job ID: Project ID: 2012-437 - 249 Concord St., W - Practical Difficulty			

Additional Comments:

Referance ID:	1520	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-437 - 249 Concord St., W - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/5/2012 4:13 PM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 3:9.pdf

Hi Ann,

All set to run your ad on Friday, March 9.
The cost is \$152.04 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 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 3/5/12 9:38 AM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, March 9, 2012.

Thanks.

Ann
874-8709