



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

September 29, 2014

Beth A. Smith  
c/o Bernstein Shur  
100 Middle Street  
P.O. Box 9729  
Portland, Maine 04104-5029

RE: 1877-1881 (called 1877) Congress Street – 217-A-010 – (the "Property") - R-2 Zone

Dear Attorney Smith,

I am in receipt of your request concerning the Property. The Property is located entirely within the R-2 Residential Zone. The R-2 zone is primarily a single family residential zone. However, the R-2 zone does allow uses other than purely residential under the Condition Use section of the Ordinance. These uses are considered to be compatible with residential dwelling units. Places of Assembly, which includes places of religious assembly and community halls, is specifically listed in the R-2 zone under Conditional Uses. The Place of Assembly use is required to go to the Planning Board for its approval.

You have asked me to comment on anticipated hurdles to obtaining a conditional use permit in this zone. As a zoning Administrator, I am aware that the use is allowed under the conditional use standards. It is difficult for me to anticipate any hurdles. Past development throughout the City indicates that any changes, whether permitted or a conditional use, may aggravate neighbors, just because it is a change. Please note that it is the planning staff and not the zoning staff that help applicants through the required processes.

I also do not know how to comment on whether the proposed use for the Property is consistent with the uses for which it is zoned. Apparently it is consistent with the other listed uses since the Planning Board and City Council approved such a uses to be listed in the R-2 Zone.

The R-2 zone under dimensional requirements states that a large Place of Assembly requires a minimum of two (2) acres (section 14-80(a)4). The Assessor's web site indicates that the current size of the lot is just over four (4) acres in size. This is more than enough land to satisfy the minimum lot size for the proposed use.

The R-2 zone under section 14-80 (h) states that the maximum floor area on a collection or arterial road for a large place of assembly is not limited. It is noted that in August 2002, the Planning staff released a map indicating that Congress Street in this area of the City is located on a Principle Arterial (map enclosed).

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

Parking for Places of Assembly is outlined under section 14-332(k) which states that one (1) parking space is required for each one hundred and twenty five (125) square feet, or major fraction thereof, of floor area used for assembly area not including bathrooms, bulk storage, stairways, closets, or other non-assembly areas. Without specific, dimensioned floor plans, I am not able to state a specific number of parking spaces for your project. I will be glad to sit down with the applicant prior to any submittal in order to review the floor plans and determine specific parking requirements for the project.

When placing the building on the Property, all the other listed dimensional requirements must also be met, including, but not limited to, setbacks, minimum lot width, maximum lot coverage and maximum building height. This building is required to be reviewed by the Planning Division under site plan review standards and the conditional use criteria and standards.

If you have any other questions regarding this matter, please don't hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

attachments

provisions of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

1. Elementary, middle, and secondary school;
2. a. Long-term and extended care facilities;  
b. Intermediate care facility for thirteen (13) or more persons;
3. Places of assembly;
4. College, university, trade school;

14-78(b)

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

- a. Any new institutional use shall demonstrate that it has a lot size of sufficient area to accommodate all proposed and foreseeable future activities and programs, including parking, and to absorb the impacts and growth needs of the institution. Such new use established after April 19, 2012 shall not be eligible for expansion under the provisions of paragraph b below;
- b. In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential area; and
- c. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter; and
- d. In the case of a use or use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative;

or managed on an integrated coordinated basis.

*On-peninsula:* Includes all land located south of I-295.

*Off-peninsula:* Includes all land located north of I-295.

*Personal service:* Establishments engaged in providing services involving the care of the person or his apparel, such as laundries, dry cleaning establishments, photographic studios, beauty and barber shops but not including commercial or industrial laundries.

*Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high water line or within a wetland:*

- (a) *Temporary:* Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.
- (b) *Permanent:* Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

Place of assembly: A building or portion of a building used as a community hall, neighborhood center, private and fraternal organization or place of religious assembly. This definition shall not include buildings or portions of buildings used as a community hall, neighborhood center, private and fraternal organization or place of religious assembly where fifteen (15) or fewer people, not including the permanent residents of a single family dwelling, assemble.

*Place of religious assembly:* A building or portion of a building used for religious worship or instruction including, but not limited to, churches, synagogues, masjids, mosques and other places of worship.

*Pre-development grade.* Pre-development grade is defined as average grade, existing on October 1, 2000, at the corners of the foundation of the proposed structure.

*Principal building:* The building occupied by the chief or principal use on the premises. When a garage is attached to the principal building in a substantial manner as by a roof or common wall, it shall be considered as a part of the principal building.

the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

*Business service:* Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis such as advertising, mailing services, building maintenance services, employment services, management and consulting services, protective services, personnel services and similar businesses.

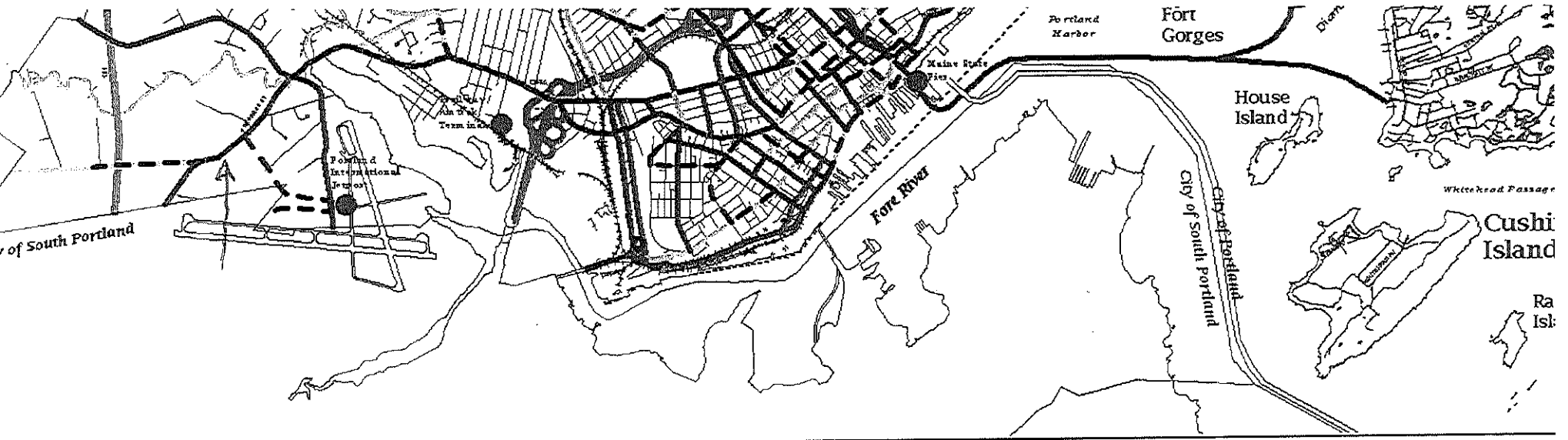
*Chemical-free night club:* An alcohol-free commercial establishment that offers live entertainment, amplified music, and/or dancing, where the primary source of income for such alcohol-free commercial establishment is derived from the entertainment and/or any admission or cover charge.

*Clinics:* Any establishment where patients are admitted for examination and treatment by one (1) or more professionals such as, but not limited to, physicians, dentists, psychologists or social workers.

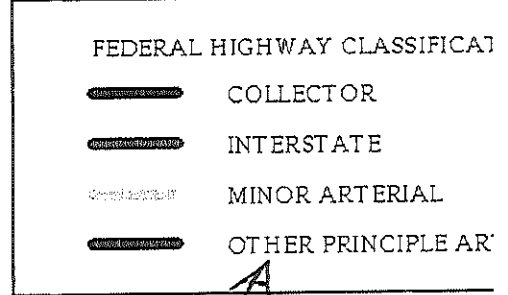
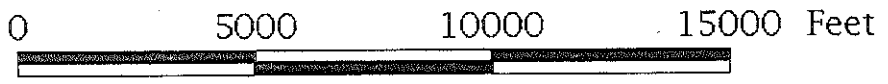
*Coastal wetland:* All tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and that occurs primarily in a salt water or estuarine habitat; and/or any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

*Collector or arterial road:* A roadway which is classified as a collector or minor, principal or other arterial by the federal functional road classification for Portland, Maine, a map of which is on file with the department of planning and urban development.

*Commercial vessel:* Any watercraft used principally in a business or trade, including common carriers of passenger or freight, whether for governmental, nonprofit or emergency purposes; but not including pleasure craft used principally for recreational



# TRANSPORTATION



Map produced by the City of Portland's GIS Workgroup August 2002

*in lots*

2. Long-term, extended, or intermediate care facility:  
Three (3) acres.
3. School: Two (2) acres.
4. Places of assembly:

*14-80(2)*

Large	Two (2) acres
Medium	One (1) acre
Small	Half (1/2) acre

5. Municipal use: Ten thousand (10,000) square feet.
6. College, university, trade school: Two (2) acres.
7. All other uses: Ten Thousand (10,000) square feet.

Provided that for uses specified in section 14-80(a)2 through 7 above, no minimum lot area shall be required in the following cases:

- a. Uses existing as of June 1, 1983;
- b. Expansion of uses onto land abutting the lot on which the principal use is located;
- c. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of record of such structure or parking area as of June 1, 1983;
- d. Expansion onto land other than the lot on which the principal use is located of no more than fifteen (15) percent of the total contiguous land area of the existing use, or one (1) acre, whichever is less, within any five-year period.

(b) Minimum area per dwelling unit: Ten thousand (10,000)

# Parking

City of Portland  
Code of Ordinances  
Sec. 14-332

Land Use  
Chapter 14  
Rev.8-15-13

- (j) *Offices; professional and public buildings:* One (1) parking space for each four hundred (400) square feet, or major fraction thereof, of floor area exclusive of cellar not used for bulk storage.
- (k) Places of assembly (which includes private club and fraternal halls, places of religious assembly, and community halls): One (1) parking space for each one hundred and twenty five (125) square feet, or major fraction thereof, of floor area used for assembly area not including bathrooms, bulk storage, stairways, closets or other non-assembly areas.
- (l) *For that part of every business, manufacturing, and industrial building not catering to retail trade and with floor area over three thousand (3,000) square feet:* One (1) parking space for each one thousand (1,000) square feet of floor area, or major fraction thereof.
- (m) *Hostels:* One (1) parking space for each eight (8) beds, or major fraction thereof. This requirement may be reduced to one (1) parking space for each twelve (12) beds if the site is within one quarter (1/4) mile of a public transit stop.
- (n) *Long-term, extended care and intermediate care facilities:* One (1) parking space for each five (5) beds, or major fraction thereof, plus one (1) parking space per each employee normally present during one (1) weekday morning shift.
- (o) *Lodging houses:* One (1) parking space for each five (5) rooming units, except in the R-5 zone; in the R-5 zone, one (1) parking space for every two (2) rooming units.
- (p) *Sheltered care group homes and emergency shelters:* One (1) parking space for every two (2) employees.
- (q) *Congregate care facilities:* One (1) parking space for every three (3) living units.
- (r) *Special needs independent living units:* One (1) parking space per every four (4) living units, plus one (1) parking space for each staff member, if any, normally present at any one time.



The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than twelve (12) feet. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than twelve (12) feet.

- b. Accessory detached structures with ground coverage of one hundred and forty-four (144) square feet or less: Five (5) feet.

4. Side yard on side streets:

Principal or accessory structures: Twenty (20) feet.

- (e) Maximum lot coverage: Twenty (20) percent of lot area.

- (f) Minimum lot width: Eighty (80) feet.

- (g) Maximum structure height:

- 1. Principal or accessory attached structure: Thirty-five (35) feet.

- 2. Accessory detached structure: Eighteen (18) feet.

14-80-7(h)

Maximum floor area on a collector or arterial road:

- 1. Places of public assembly:

Large	Not limited
Medium	9,000 sq. ft.
Small	5,000 sq. ft.

- 2. College, university, trade school:

Lot area of 6 acres or larger: 24,000 sq. ft.

Lot area of 4 acres to 5.99 acres: 18,000 sq. ft.

Lot area of 2 acres to 3.99 acres: 12,000 sq. ft.

(i) *Maximum floor area not on a collector or arterial road:*

1. Places of public assembly:

Large	9,000 sq. ft.
Medium	4,500 sq. ft.
Small	2,500 sq. ft.

2. College university, trade school:

Not a permitted use.

(Ord. No. 533-84, 5-7-84; Ord. No. 80-88, § 3, 7-19-88; Ord. No. 235-91, § 4, 2-4-91; Ord. No. 118-93, § 4, 10-18-93; Ord. No. 154-96, § 3, 12-16-96; Ord. No. 131-08/09, 12-15-08; Ord. No. 127-09/10, 1-4-10 emergency passage; Ord. No. 131-11/12, 3-19-12)

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\*Editor's note--Ord. No. 80-88, § 3, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 80-88.  
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#### Sec. 14-81. Other requirements.

Other requirements are as follows:

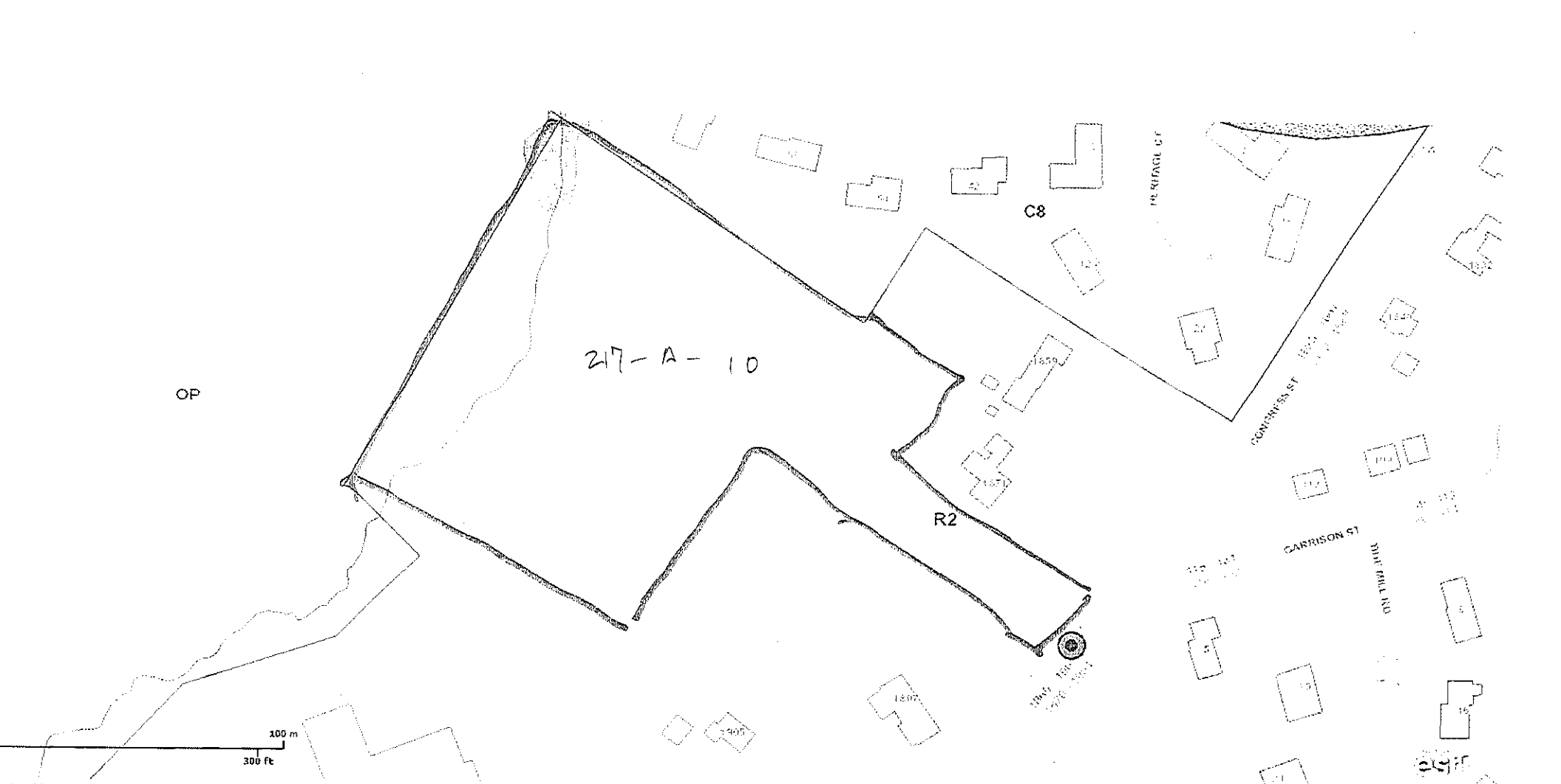
(a) *Off-street parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article.

(b) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(c) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(Ord. No. 533-84, 5-7-84; Ord. No. 15-92, § 6, 6-15-92)

#### Sec. 14-82 - 14-85. Reserved.



OP

217-A-10

C8

R2

REAR YARD

CONVERSE ST

GARRISON ST

DUNBAR BLVD

100 m  
300 ft

square feet.

(c) *Minimum street frontage:* Fifty (50) feet.

(d) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

1. *Front yard:*

Principal or accessory structures: Twenty-five (25) feet.

2. *Rear yard:*

a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet: Twenty-five (25) feet.

b. Accessory detached structures with a ground coverage of one hundred and forty-four (144) square feet or less: Five (5) feet.

Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

3. *Side yard:*

a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

<i>Height of Structure</i>	<i>Required Side Yard</i>
----------------------------	---------------------------

1 story . . . . .	12 feet
-------------------	---------

1 1/2 stories . . . . .	12 feet
-------------------------	---------

2 stories . . . . .	14 feet
---------------------	---------

2 1/2 stories . . . . .	16 feet
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207-774-1200 main  
207-774-1127 facsimile  
bernsteinshur.com

# BERNSTEIN SHUR

COUNSELORS AT LAW

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Beth A Smith  
Attorney (not admitted in ME)  
(207) 228-7343 direct  
bsmith@bernsteinshur.com

9/17/14

September 16, 2014

Marge Schmuckai  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: Jewish Community Alliance  
1877-1897 Congress Street, Portland, ME  
CBL217 A011001

1077-1088

? R-2

217-A-10

Dear Marge:

Our client, the Jewish Community Alliance ("JCA"), is researching real estate options in Portland for the establishment of a new Jewish Community Center. The building is to function primarily as a community center with some ancillary school use, and shall be approximately 15,000 square feet (the "Proposed Use"). The JCA seeks a formal zoning determination for the vacant lot at and around 1877-1897 Congress Street, Portland, ME (adjacent to Elks Lodge #188). Specifically, the JCA asks that the letter of determination identify with particularity:

- the zone within which the property is situated;
- the types of uses that can be undertaken on the property;
- whether these uses are permitted or conditional and, if conditional, any known or anticipated hurdles to obtaining a conditional use permit with respect to this property (see attached article re: Husson University's pursuit of the adjacent parcel);
- whether the JCA's Proposed Use for the property is consistent with the uses for which it is zoned;
- how much land is required for the JCA's Proposed Use given the proposed size of the building;
- how much parking is required for the JCA's Proposed Use; and
- any other known restrictions for a new building on the property.

Change Cause Budget Amongst

The use is listed

→ A Planning question

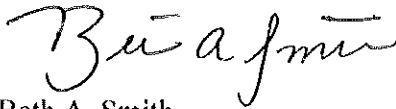
→ All the other dimensional req

Enclosed please find a check in the amount of \$150.00 to cover the fee associated with this request. I have also enclosed a document from the Assessor's Online Database and several

September 16, 2014  
Page 2

web searches to assist you in your assessment. You may issue the letter of determination to the Jewish Community Alliance, c/o the undersigned at Bernstein Shur. Please call me with any questions regarding this request. Thank you in advance for your assistance!

Sincerely,

A handwritten signature in cursive script that reads "Beth A. Smith".

Beth A. Smith

Enclosures:    Zoning Determination Fee  
                    Assessor's Online Database: Current Owner Information  
                    Trulia Property Listing  
                    Loopnet Property Listing  
                    Article: *Husson University plans new campus on outer Congress Street*

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. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<p><b>Services</b></p> <p><b>Applications</b></p> <p><b>Doing Business</b></p> <p><b>Maps</b></p> <p><b>Tax Relief</b></p> <p><b>Tax Roll</b></p> <p><b>Q &amp; A</b></p>	<p><b>CBL</b> 217 A010001</p> <p><b>Land Use Type</b> BENEVOLENT &amp; CHARITABLE <small>Verify legal use with Inspections Division</small></p> <p><b>Property Location</b> 1877 CONGRESS ST PORTLAND / ST ALBANS CORP 1897 CONGRESS ST PORTLAND ME 04102</p> <p><b>Owner Information</b></p> <p><b>Book and Page</b> 29756/145</p> <p><b>Legal Description</b> 217-A-10 CONGRESS ST 1877-1881 175982 SF</p> <p><b>Acres</b> 4.04</p>
---	---

*Handwritten:* 4.040  $\frac{1}{100}$   
4.0399908

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	No Tax Information Available at This Time
<b>LAND VALUE</b>	\$374,000.00
<b>BUILDING VALUE</b>	\$0.00
<b>FRATERNAL</b>	(\$374,000.00)
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00
<b>TAX AMOUNT</b>	ADODB.Field error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

/searchdetail.asp, line 241

*Handwritten notes:*

14-80(2)A

Large Place to Assembly - 2 acres min (4 acres under 10/10)

14-80(1)A MAX floor Area for places to public Assembly for large on a collector Arterial Road

Not Limited

yes per 2002 Transportation map

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. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<p><b>Services</b></p> <hr/> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q &amp; A</p>	<p><b>CBL</b> 217 A011001</p> <p><b>Land Use Type</b> BENEVOLENT &amp; CHARITABLE</p> <p>Verify legal use with Inspections Division</p> <p><b>Property Location</b> 1897 CONGRESS ST PORTLAND CHILDREN'S DYSLEXIA FOUNDATION 1897 CONGRESS ST PORTLAND ME 04102</p> <p><b>Owner Information</b></p> <p><b>Book and Page</b> 30434/141</p> <p><b>Legal Description</b> 217-A-11 CONGRESS ST 1883-1901 87102 SF</p> <p><b>Acres</b> 1.9996</p>
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[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	No Tax Information Available at This Time
<b>LAND VALUE</b>	\$203,100.00
<b>BUILDING VALUE</b>	\$292,400.00
<b>FRATERNAL</b>	(\$495,500.00)
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00
<b>TAX AMOUNT</b>	ADODB.Field error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

/searchdetail.asp, line 241



Historical Land Sale Listing -  
Land For Sale

This Land property is Off-Market. Search below to find active commercial real estate for sale or lease.

**For Sale**   For Lease

All Property Types

Portland, ME

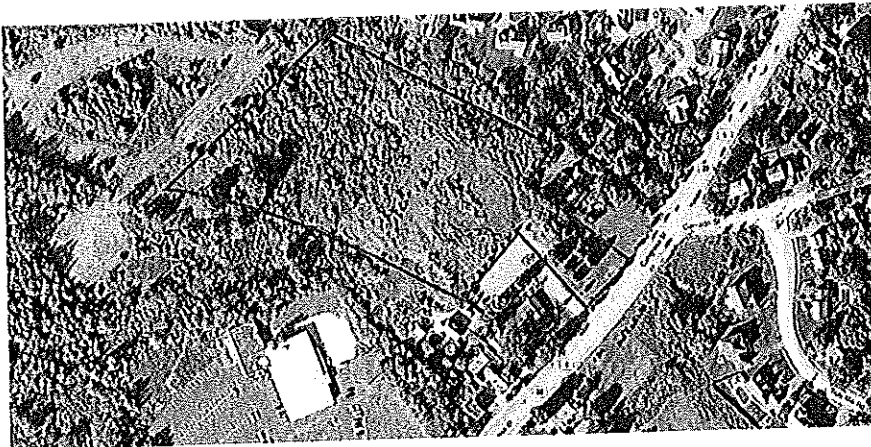
Search

[Advanced search](#)

[Browse More Listings in Land For Sale, Portland, ME or Maine](#)

**1877-1897 Congress Street**  
1877-1897 Congress Street, Portland, ME 04102

N/A  
6.25 AC | Land | [Get Financing](#)



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**Land - Off Market**

Price:	N/A	Property Sub-type:	Commercial/ Other (land)
Lot Size:	6.25 AC	Listing ID:	17297793
Property Type:	Land	Last Updated:	over 1 year ago



**Description**

NAI the Dunham Group is pleased to offer this Congress Street land parcel for sale. The lot consists of 6.25± acres of land, is highly visible along Congress Street and is within minutes of the Portland Jetport and the Maine Turnpike. The site is highly visible along Congress Street and is within minutes of the Portland Jetport and the Maine Turnpike.

Map of 1877-1897 Congress Street, Portland, ME 04102 (Cumberland County)

[Hide Map](#)

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Portland, ME

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Unknown

# 1897 Congress St

Portland, ME 04102 (Stroudwater)

Lot/Land

★ Save Like Hide

Get My Credit Score Get Prequalified

Photos (1 of 3) Street View Map



Credit good enough to move to the right neighborhood? Check your report for \$1

## Property Details for 1897 Congress St

180+ Days on Trulia

183 views

### 1897 Congress Street, Portland

Description provided by Trulia

1897 Congress St This Lot/Land is located at 1897 Congress Street, Portland ME. 1897 Congress St is in the Stroudwater neighborhood in Portland, ME and in ZIP Code 04102. This property is listed by godemetria.com for \$400,000. The average listing price for Stroudwater is \$303,300, which is lower than the list price for 1897 Congress St.

We're America's #1 online lender. Apply & start your home loan online today

## Rate and Review area around 1897 Congress St

Rate this area: ☆☆☆☆☆ Rate it

Overall area rating:

### Ask a local agent

Get information about this property from a local real estate expert.

Contact an Agent

Are you the owner? Add facts to improve our estimate. Or request an estimate from a local expert.

MOVELINE™ A radically easier way to move.

Moving? We'll save you money and stress.

Get a Free Quote



### Ask a local agent about this property.

- Murphy Team**  
(207) 517-2884 ★★★★★ (45) PRO
- Herrigel Kennedy**  
(207) 482-0349 ★★★★★ (33) PRO
- Vicki Kennedy**  
(207) 747-3667 ★★★★★ (3)

Name

Email

Phone

I'm looking through sold properties in Portland, and I found 1897 Congress St, Portland, ME 04102. I'd appreciate your insights on this or

Request Info

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Mon, Sep 15, 2014



A Few Clouds, 59°F

SEARCH  Submit Query

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## Husson University plans new campus on outer Congress Street in Portland

News

### Husson University plans new campus on outer Congress Street in Portland



Randy Billings

Tuesday, December 20, 2011 at 8:00 am

PORTLAND — Husson University is looking to expand and move its southern Maine campus.

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FREE Google Chromecast

The easiest way to enjoy online video and music on your TV.

Chromecast

Promo code: CHROMEWEB

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- [Board meeting in Fort Kent angers USM students](#)
- [\\$100K on the line, online, for Portland school principal](#)
- [Portland School Board District 4 election draws 1st-time candidates](#)
- [African festival coming to Portland church](#)

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8+1

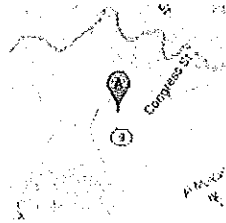


Photo: Randy Billings / The Forecaster

Husson University has agreed to buy the Portland Elks Lodge and nearly seven acres of land on outer Congress Street in Portland, where it hopes to build a campus for 500 students.

Buy a Print

1945 Congress St., Portland, Maine



The university has a building and nearly seven acres of land at 1945 Congress St. under contract to buy from the Portland Elks for \$2.05 million.

Provost Lynne Coy-Ogan said the university would like to tear down the Elks lodge and construct a new campus for 500 students.

The Elks, meanwhile, are planning to move to 178 Warren Ave. The City Council on Monday conducted a first reading of a zoning amendment that would allow places of assembly in the Warren Avenue business zone.

Husson, which also needs a zone change to move forward, began offering classes in South Portland about 15 years ago. Coy-Ogan said the space the university leases at 220 Maine Mall road is near its 300-student capacity.

The proposed campus on Congress Street would replace the South Portland campus, she said.

In addition to hosting its College of Business, Coy-Ogan said the Portland campus would also offer courses in hospitality and sports management, new majors in business and software development, and concentrations in real estate and franchises.

The appeal of Congress Street, Coy-Ogan said, is its location: a highly visible, four-lane section of Congress Street near the Maine Turnpike, Interstate 295 and the Portland International Jetport.

She said Husson would like to have the new campus open by the end of next year.

City Planner Jean Fraser said the university is proposing a zoning amendment that would add "college, university or trade school" as a conditional use in the residential, R-2, zone.

While there are only a few homes adjacent to the Elks property, Fraser said Planning Board members will likely raise questions about potential impacts on other R-2 zones.

The R-2 zone is intended for low-density residential development, mostly single-family homes, on individual lots. Conditional uses include institutions such as elementary, middle and secondary schools; extended/long-term care facilities; and places of assembly.

Neighbors frequently cite traffic impacts when an institutional use is proposed in residential areas.

"There are questions," Fraser said. "I just don't know which ones will come to the forefront."

The sale of the Elks property is contingent on Husson and the Elks Club receiving their zoning approvals.

A rezoning request letter was filed Nov. 23 by Bangor attorney John Hammer. The application was signed by John Rubino, Husson vice president of administration.

Fraser said the Planning Board will likely take up Husson's request in a January workshop.

Husson now enrolls about 2,500 students at its Bangor campus. Another 400 students are enrolled in South Portland and Presque Isle.

Coy-Ogan said the university hopes to establish a bigger presence in southern Maine.

"We're really excited about the opportunity, about being able to respond to increased demand for our programs," she said.

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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2046	<b>Applicant:</b> PORTLAND / ST ALBANS CORP
<b>Project Name:</b> 1877 CONGRESS ST	<b>Location:</b> 1877 CONGRESS ST
<b>CBL:</b> 217 A010001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 09/17/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** \$0.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Zoning Determinations	1	\$150.00		
		<u>\$150.00</u>		
		<b>Total Current Fees:</b>	+	<b>\$150.00</b>
		<b>Total Current Payments:</b>	-	<b>\$150.00</b>
		<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 217 A010001  
**Bill To:** PORTLAND / ST ALBANS CORP  
 1897 CONGRESS ST  
 PORTLAND, ME 04102

**Application No:** 0000-2046  
**Invoice Date:** 09/17/2014  
**Invoice No:** 46613  
**Total Amt Due:** \$0.00  
**Payment Amount:**

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