



Jeff Levine, AICP
Director, Planning & Urban Development Department

February 26th, 2015

David Latulippe, Manager
Portland Property Holdings, LLC
2 Main Street
Topsham, Maine 04086

RE: Request for Extension of Conditional Rezoning granted on March 4th, 2013
Project Name: Commercial Development including gas station and convenience store with ATM
Project ID: 2012-609 CBL: 237-A-012
Address: 2282 Congress Street, Portland

Dear David:

Thank you for your letter dated February 24th, 2015 addressed to Alex Jaegerman and requesting a one-year extension of the Conditional Rezoning for Property in the vicinity of 2282 Congress Street (copy attached).

The Conditional Rezoning Agreement was approved by the City Council on March 4th, 2013 (Order 154-12/13) and signed and recorded on November 5th, 2014. It includes the following clause:

7. *If a building permit has not been pulled within two (2) years of the date of this Agreement, the zone shall revert to I-M; provided that CJD may extend this Agreement by one (1) year at the discretion of the Director of Planning and Urban Development.*

I understand that CJD formally assigned their interests to Portland Property Holdings LLC in November, 2014, and that Portland Property Holdings LLC are now requesting a one year extension. I note that Site Plan approval to the amended site plan related to the Conditional Rezoning was granted on November 12th, 2014 and that Portland Property Holdings LLC is now preparing the building and construction plans for the Building Permit application.

Therefore, in my capacity as Director of Planning and Urban Development and as authorized by the above referenced provision in the Conditional Rezoning Agreement, I confirm that the Conditional Rezoning is extended by one year to March 4th, 2016.

If you have any questions, please contact Jean Fraser at (207) 874 8728.

Sincerely,

Jeff Levine, AICP
Director Planning and Urban Development

CC.

Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Anne Machado, Acting Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
Lannie Dobson, Administration, Inspections Division
Brad Saucier, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services

Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain David Petruccelli, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department

Portland Property Holdings, LLC
2 Main Street
Topsham, Maine 04086
207-865-4323

February 24, 2014

Ms. Alex Jaegerman
City of Portland Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Request for Extension of the Conditional Rezoning granted on March 4, 2013
Commercial Development including gas station and convenience store with ATM
2282 Congress Street, Portland, ME – App. No. 2012-609

Dear Alex:

In accordance with the Amendment to City Code, Sec. 14-49 (Zoning Text and Map Amendment) Re: Conditional Rezoning for Property in Vicinity of 2282 Congress Street, Portland Property Holdings, LLC hereby request a one year extension of the Conditional Rezoning approved by the Portland City Council on March 4, 2013. We are finalizing our building plans for Building Permit submission and hope to start construction this spring.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



David Latulippe
Manager

CC: Jean Fraser – City of Portland
James Howard – Portland Property Holdings, LLC

