

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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MICHAEL E. WESTFORD
CHRISTOPHER DUMALL

May 12, 1988

Mr. John H. Carroll
Arcata LLC
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

At the May 12th meeting of the Board of Appeals, the Board voted by a unanimous vote of seven members present to grant approval for a special exception to allow the 50 off-site parking spaces for the proposed six story building at 31 Chestnut Street. This appeal was first granted at the Board of Appeals on October 8, 1987, but there was no permit applied for within six months and so the special exception expired. This special exception was initiated on behalf of Chestnut Street Associates.

Approval of this special exception was granted following a new public hearing. The special exception is therefore renewed for a second six months period, from May 12, 1988.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief Inspection Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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CHRISTOPHER D. HAN

April 27, 1988

Mr. John H. Carroll
Architect
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

This will acknowledge receipt of your letter of April 22nd in which you requested an extension of the special exception to Section 14-434 of the City Zoning Ordinance which was granted on October 8, 1987 by the Board of Appeals to permit off street parking for 32 Chestnut Street which will be located approximately 425 feet from the proposed building project, such parking to be located in the Chestnut Street parking structure. Nine spaces will be provided on-site; and 50 off-site.

Since the original special exception for parking has expired, this request for a special exception will be reconsidered by the Board of Appeals at their next regular meeting on Thursday evening, May 12th, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as printed copies become available for distribution.

Sincerely,
Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

- cc: Merrill S. Seitzer, Chairman, Board of Appeals
- Joseph E. Gray, Jr., Director, Planning & Urban Development
- Alexander Jegerman, Chief Planner
- P. Samuel Edwards, Chief, Inspection Services
- Arthur Rowe, Zoning Enforcement Officer
- Charles A. Lar... Associate Corporation Counsel

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



31 Chestnut Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

November 1, 1988

Mr. John H. Carroll
Archtellic
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

At the meeting of the Board of Appeals on Thursday evening, October 27th, the Board received your letter requesting an extension for the special exception granted for the proposed building at 31 Chestnut Street, with parking for fifty (50) off-site parking spaces to be provided in the new parking structure at Chestnut and Oxford Streets.

The Board considers this special exception under the provision of Section 14-334 of the City Zoning Ordinance. Your letter requested that this exception be extended from the date of its expiration on November 12, 1988. At the October 27th meeting of the Board of Appeals, it was voted to hear this matter again at the November 17th meeting. It is scheduled for consideration on Thursday afternoon, November 17th, at 3:30 P.M. in Room 209, City Hall, Portland, Maine.

A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Holmes, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
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PETER F. MORELLI
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MICHAEL E. WESTORT
CHRISTOPHER DINAN

31 Chestnut St.

May 17, 1988

Mr. John H. Carroll
Archellic
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

At the May 12th meeting of the Board of Appeals, the Board voted by a unanimous vote of seven members present to grant approval for a special exception to allow the 50 off-site parking spaces for the proposed six story building at 31 Chestnut Street. This appeal was first granted at the Board of Appeals on October 8, 1987, but there was no permit applied for within six months and so the special exception expired. This special exception was initiated on behalf of Chestnut Street Associates.

Approval of this special exception was granted following a new public hearing. The special exception is therefore renewed for a second six months period, from May 12, 1988.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
~~Arthur Howe, Code Enforcement Officer~~
Charles A. Lane, Associate Corporation Counsel

Location: **Bon Vivant**
416 Fore St
Portland, Me.

Contractor: **Custom Carves of Portland**
P.O. Box 1212
201 Portland 04106
7-99-0902

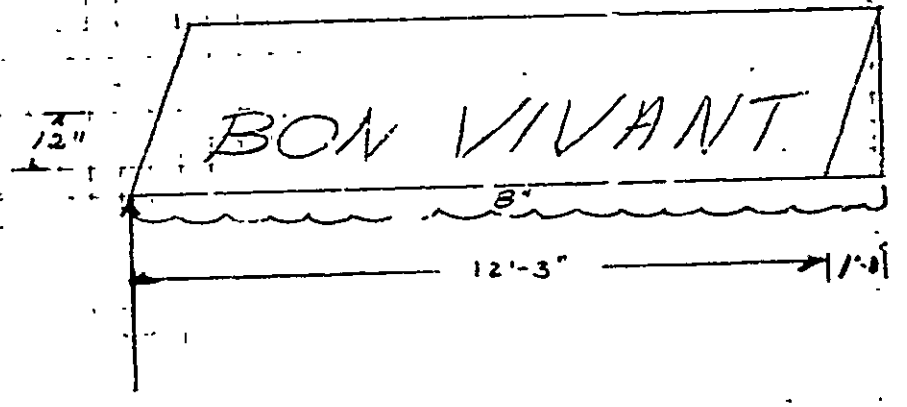
Bldg owner: **Joe Soley**
773-3333

Job cost: # 370.00

Material: # 16901
green.

Lettering: white

Installat
laid into granite
and brick with
lead shields.



8'-0"

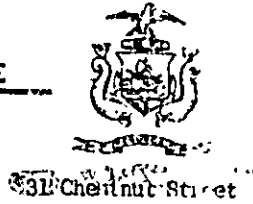
↑
3'-4"
↓

scale: 3/8" = 1'-0"
NS

sidewalk

6' +

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
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Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERHILL
MICHAEL E. WESTFORTH
CHRISTOPHER DIKAM

November 23, 1988

Mr. John H. Carroll
Architect
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

At the meeting of the Board of Appeals on Thursday afternoon, November 17th, the Board voted by a 5 to 2 vote to grant a special exception to allow for 50 off-site parking spaces as accessory to the proposed office building at 31 Chestnut Street in the B-2 Business Zone. These off-site spaces will be provided by lease at the new parking structure at Chestnut and Oxford Streets.

This extension of the special exception would be in effect from November 12, 1988 through May 12, 1989 for six months, as requested. A copy of the Board's decision is enclosed for your records.

This extension was granted by the Board subject to your provision of proof of the availability of sufficient offstreet parking, i. e. in a letter of intent, lease to be filed within 15 days and lease terms be amended to reflect this extension.

Sincerely

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Board's Decision

Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaceman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel