

1. Agenda

Documents: [AGENDA 5-15-14.PDF](#)

2. 15 Morningstar Lane Conditional Use Appeal

Documents: [APPLICATION.PDF](#)

2.I. 15 Morningstar Lane Conditional Use Appeal

Documents: [PLANS .PDF](#)

3. 11 Leeman Street Conditional Use Appeal

Documents: [APPLICATION.PDF](#)

CITY OF PORTLAND, MAINE ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, May 15, 2014 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. Conditional Use Appeal:

15 Morningstar Lane, Frederick & Colleen Writt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The applicants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of the new single family home that they are building. Representing the appeal are the owners.

B. Conditional Use Appeal:

9-15 Leeman Street, Grace Braley, owner, Tax Map 181, Block F, Lot 001, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-118(a)(5) to add an accessory dwelling unit to her existing single family home. Representing the appeal is the owner.

2. Adjournment

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director Planning & Urban Development



RECEIVED

APR 25 2014

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Dept. of Building Inspections
City of Portland Maine

Applicant Information:

FREDERICK A. + COLLEEN R. WRIGHT
NAME

—
BUSINESS NAME

93 MAST RD
ADDRESS
FALMOUTH, ME 04105

207-653-5347
TELEPHONE #

OWNERS
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

R-2
CURRENT ZONING DESIGNATION

EXISTING USE OF PROPERTY:

STORAGE BUILDING

Subject Property Information

15 MORNINGSTAR LN
PROPERTY ADDRESS

385A A032
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (if different)

NAME SAME

ADDRESS

CONDITIONAL USE AUTHORIZED BY

SECTION 14 - 18(a)(2)

TYPE OF CONDITIONAL USE
PROPOSED:

new single family with an
A.D.U.

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Tammy Peltt
SIGNATURE OF APPLICANT

4/24/14
DATE

To: Zoning Board of Appeals
Date: 4.24.2014

Appellants: Frederick A. & Colleen R. Writt
93 Mast Rd.
Falmouth, ME 04105

Re: 15 Morningstar Lane, 04103 (Lot #2)

Phone: 207-653-5347

Statement of Intent:

We came before this board on August 1, 2013 seeking approval for the inclusion of an A.D.U. within our soon-to-be-renovated property at the above mentioned address. At that time it was clearly stated both in the application and in testimony that the submitted plans were conceptual, and that approval for an A.D.U. was being sought prior to going to the expense of designing and submitting final, concise plans for Level 1 Site Plan Review prior to the issuance of a building permit.

We were granted approval by unanimous vote.

Certain concerns were raised over parking, screening and vegetation issues and were answered to the satisfaction of the board with the exception of being granted permission to have a 2nd curb cut to service the entrance of the A.D.U. . Understanding this, with Z.B.A. permission in hand, I made my formal request for the 2nd curb cut. Despite my appeal, that permission was denied. We moved on.

The drawings and plans before you today are the final version that has been submitted on 4.7.2014 for Level 1 Site Plan Review and the issuance of a building permit. They address all the concerns of the Board, but the layout and configuration of the A.D.U. had to be amended to address proper access, egress and circulation within the limitation of having only one collective driveway and parking area. In so doing, the size & orientation of the unit has changed, but still falls within the A.D.U. Requirements of the R-2 Zone as specified in 14-78 (a)(2); see below:

	<u>ZBA Mtg. on 8.1.2013</u>	<u>Today</u>
Area of proposed A.D.U.:	700 sq. ft. (400sq. ft. minimum)	530.6 sq. ft
% of total proposed living space:	27.8% (30% maximum)	23.2%
Total proposed living space:	2512 sq. ft.	2,280 sq. ft.
Total lot area:	13,196 sq. ft. (10,000 minimum)	13,341 sq. ft.*

*(The lot size changed due to revisions in the Morningstar Lane Subdivision Recording PLAT, addressing the issue of the right of way location and an error in positioning the barn on the drawing.)

Addressing the Standards Issue:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- 1.) ***"There are unique or distinctive characteristics or effects associated with the proposed conditional use;"*** The conditional use of having an accessory dwelling unit as part of the overall

project makes best use of an existing non-traditional structure that is substantially larger (2160 sq. ft. as-is) than the average size of a new home (1728 sq. ft.) in the nearest recent subdivisions. It will provide quality housing for one or two residents in addition to improving the efficiency of using the existing structure and property.

2.) *"There will be an adverse impact upon the health, safety and welfare of the public or the surrounding area;"* None whatsoever. As Morningstar Lane is a very small 10 lot subdivision ending in a cul-de-sac, the daily traffic count will be in the lowest percentile imaginable. Due to the nature and location of the property, addition of the accessory dwelling unit will cause no visual obstruction to vehicular and pedestrian traffic. Contrary to having an adverse impact, the addition of an accessory dwelling improves the public welfare by adding a desirable, modern, private, clean, and safe rental dwelling to an area of the city in which such rental dwellings are difficult to come by.

3.) *"Such impact differs substantially from the impact which would normally occur from such a use in that zone."* The foreseeable impact of the accessory dwelling unit does not differ substantially from the impact of any other accessory dwelling unit in the zone that has been designed to house one or two residents.

As there are no substantive changes to our previous approved request, and that our submitted plans fully address the issues of concern expressed by the board and conform to the conditional use requirements as detailed under the R-2 Zoning Rules 14-78 (a)(2) without exception, we respectfully request your approval to proceed with our project as submitted without further delay.

If approved, we are asking for a full 2-year period to implement this project, as allowed by code.

Sincerely:



Frederick A. Writt

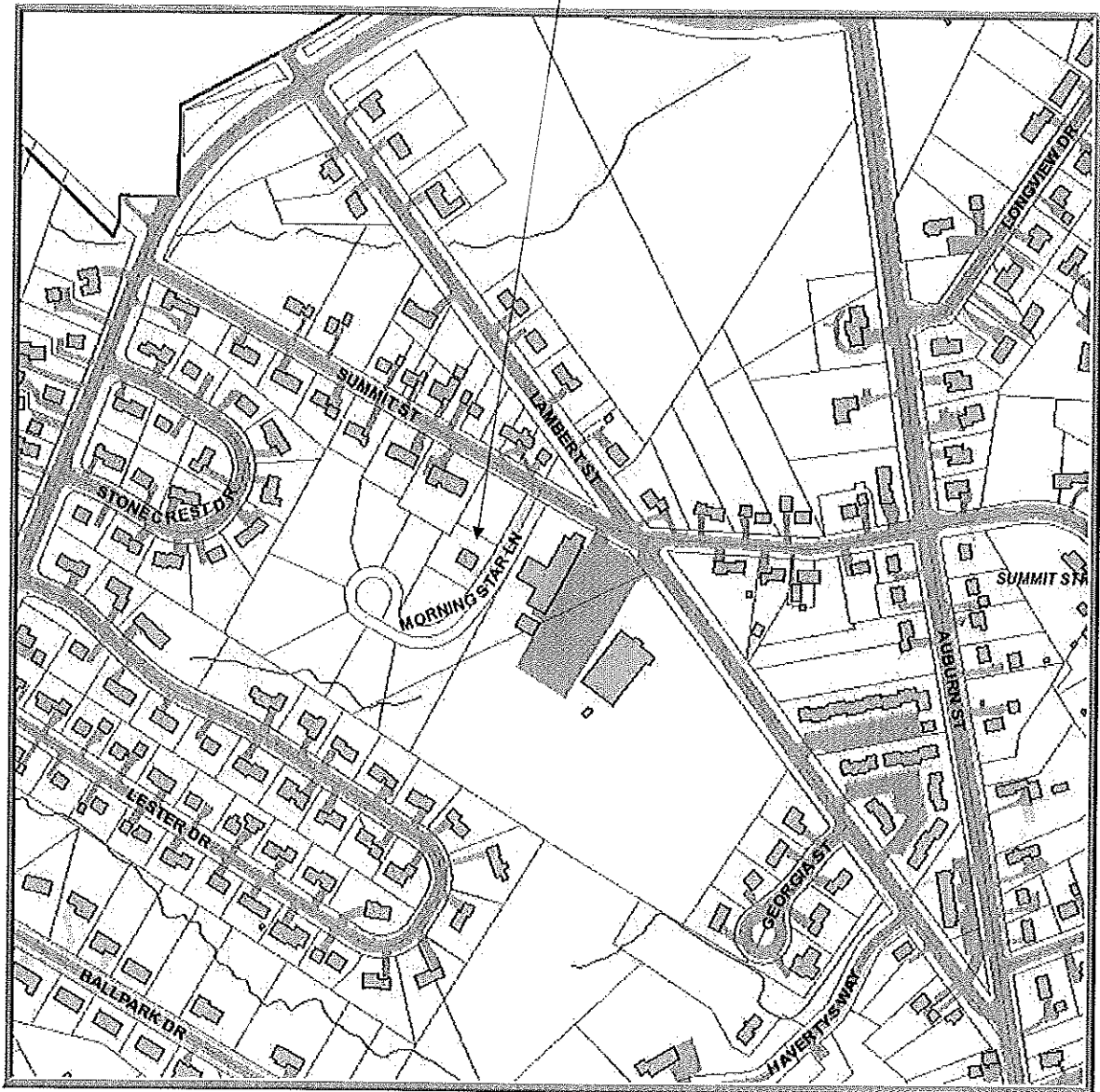


Colleen R. Writt

Locus Map of:

15 Morningstar Lane
Portland, ME 04103

CBL: 385A A032



Second Floor Plan

Owners: Fredrick A. & Colleen R. Witt
 Contact Telephone #: 207-653-5347

6

Scale: 1"=10'

Total 2nd floor square footage: 1080 sq. ft.
 Full head-height square footage: 792 sq. ft.
 Sloped Sidewall Square footage: 288 sq. ft.

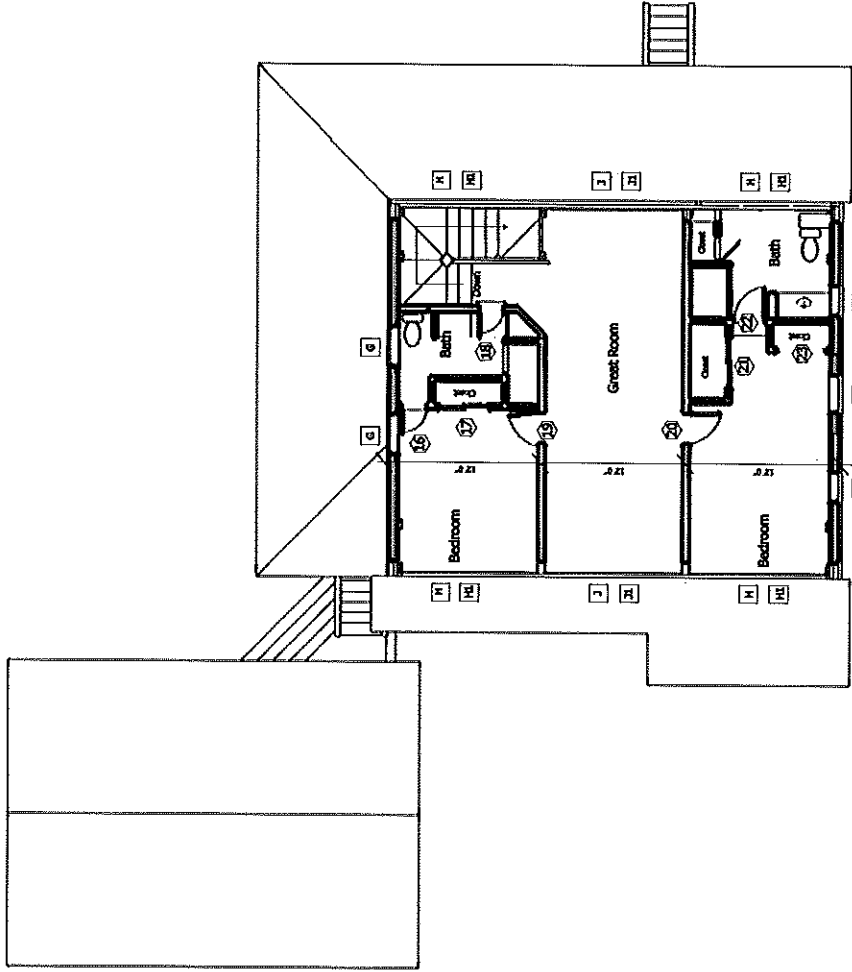
- ① Door size & type; see Door Schedule
- ② Window size, type, R.O.; see Window Schedule
- Interior Walls: 2x4 25 ga steel studs @ 16" O.C. with one layer 1/2" sheetrock each side
- Wet Walls: 2x6 25 ga steel studs @ 16" O.C. with one layer 1/2" sheetrock each side

Interior Load-Bearing Walls: None

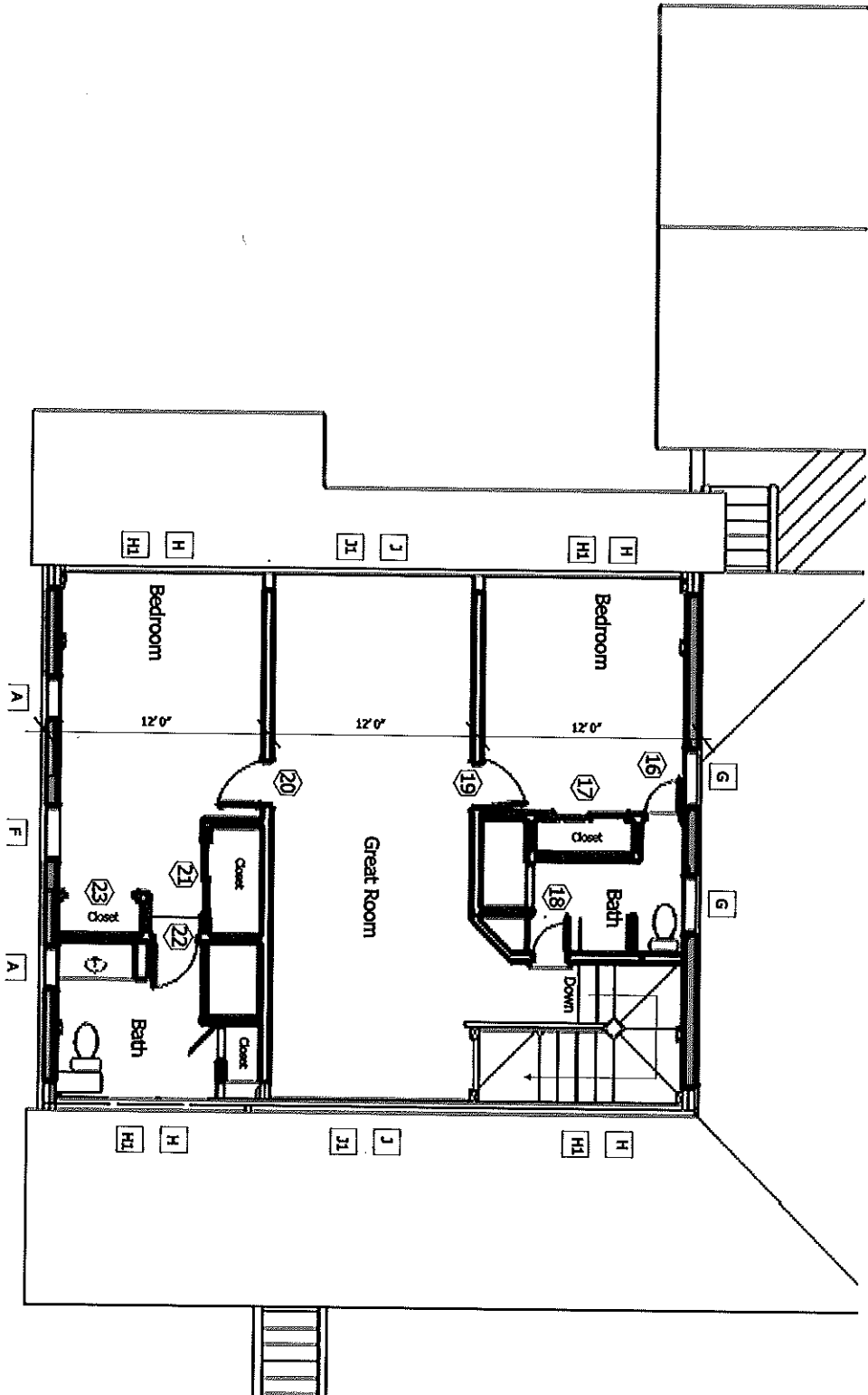
NEPA 13-D sprinkler systems: Refer to plan designed by Dean & Allyn, Inc. (To be submitted with sprinkler permit application)

Revisions

Date	Description



Second floor layout



2

TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS, that **RONALD J. DORLER, TRUSTEE OF THE MORNINGSTAR REAL ESTATE TRUST**, a trust under the laws of the State of Maine with a mailing address of 220 Riverside Industrial Parkway, Portland, Maine ("Grantor"), for consideration paid, GRANTS to **FREDERICK A. WRITT** and **COLLEEN R. WRITT** as joint tenants and not as tenants-in-common, certain real estate located in the City of Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

This conveyance is also made SUBJECT to and with the benefit of the covenants, conditions, restrictions and easements, set forth in that certain General Declaration of Covenants, Restrictions and Easements dated July 7, 2008, and recorded in the Cumberland County Registry of Deeds in Book 26193, Page 1, as the same may be further amended and/or supplemented from time to time (the "Declaration").

This conveyance is also made SUBJECT to and with the benefit of the terms and conditions of the Bylaws of the Morningstar Lane Property Owners Association, so long as they shall be in effect, as the same may be amended from time to time.

This conveyance is also made SUBJECT to and with the benefit of such state of facts, notes and conditions as are shown on that certain plan attached hereto as Exhibit B and made a part hereof and on that certain amended plan entitled "Final Subdivision Plan: Morningstar Lane: Summit Street, Portland, Maine: Prepared for Morningstar Real Estate Trust: 9 Craigie Street, Portland, Maine 04102," prepared by Stantec Consulting Services, Inc., dated May, 2007, last revised March 31st, 2008, and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 104 (the "Plan"), and any accompanying plans submitted to the City of Portland in connection with the approval for the Morningstar Lane Subdivision, as the same may be amended from time to time. Without limiting the foregoing, Grantor expressly reserves title to "Morningstar Lane" as shown on said Plan.

This conveyance is also made SUBJECT to any and all rights, restrictions and encumbrances of record.

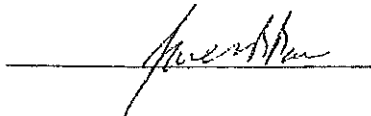
MAINE REAL ESTATE TAX PAID

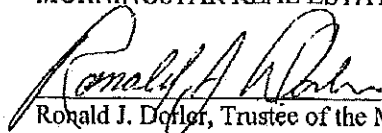
Doc# 31143 Bk:30702 Pg: 83

IN WITNESS WHEREOF, Ronald J. Dorler has caused this instrument to be executed in his capacity as Trustee on this 12 day of May, 2013.

WITNESS:

RONALD J. DORLER, TRUSTEE OF THE
MORNINGSTAR REAL ESTATE TRUST



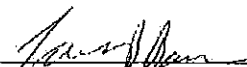

Ronald J. Dorler, Trustee of the Morningstar Real
Estate Trust

State of Maine
Cumberland, ss:

5/2, 2013

Then personally appeared the above-named Ronald J. Dorler, Trustee of The Morningstar Real Estate Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public/Maine Attorney at Law
Printed Name: _____

James B. Burns
Notary Public, Maine
My Commission Expires October 25, 2015

SEAL

Owners: Frederick A. & Colleen R. Writt
Contact Telephone #: 207-653-5347

Residence & A.D.U. at 15 Morningstar Lane, Portland, ME 04103

Lot #2, 15 Morningstar Lane

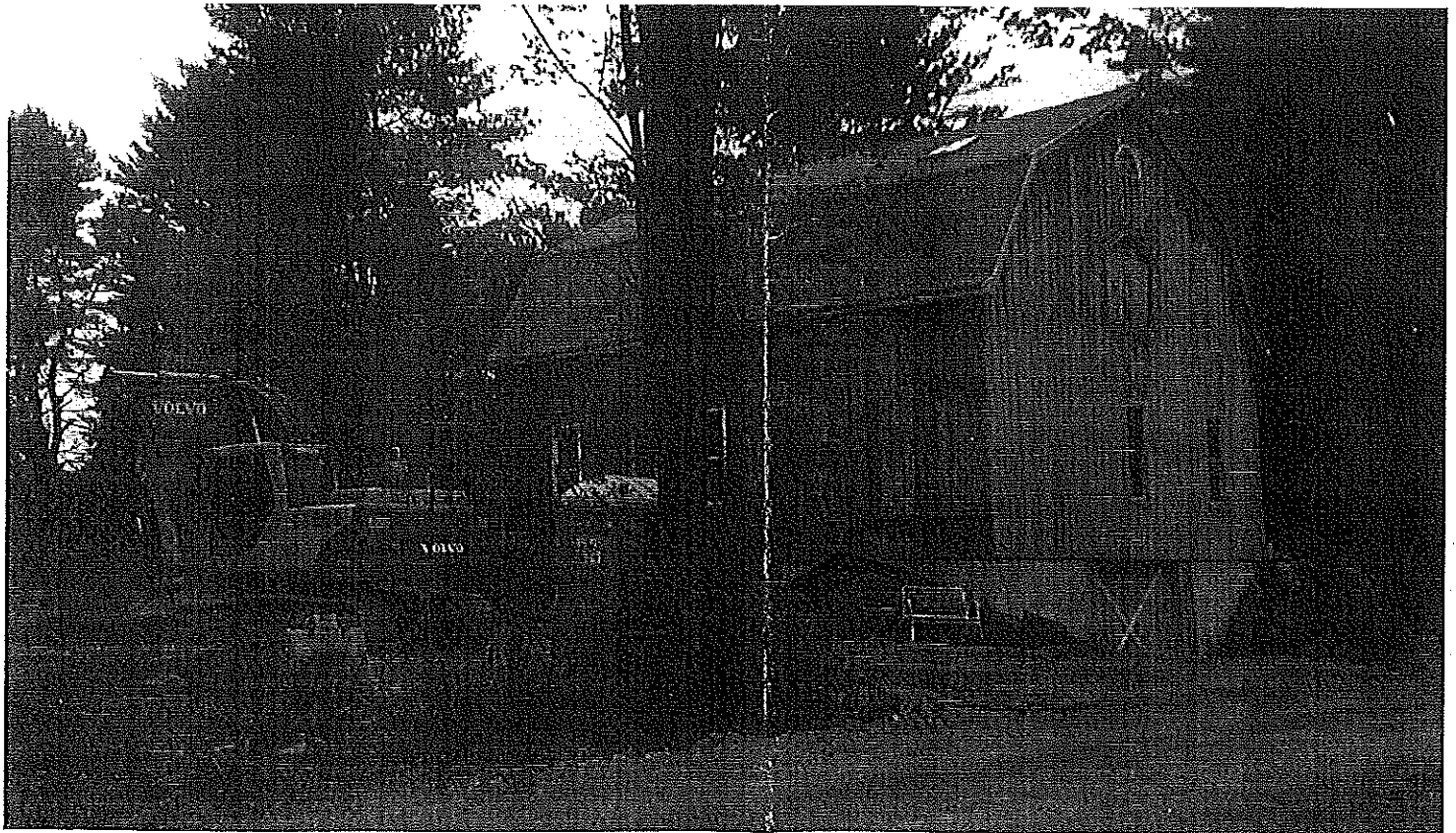
As-is photos of barn

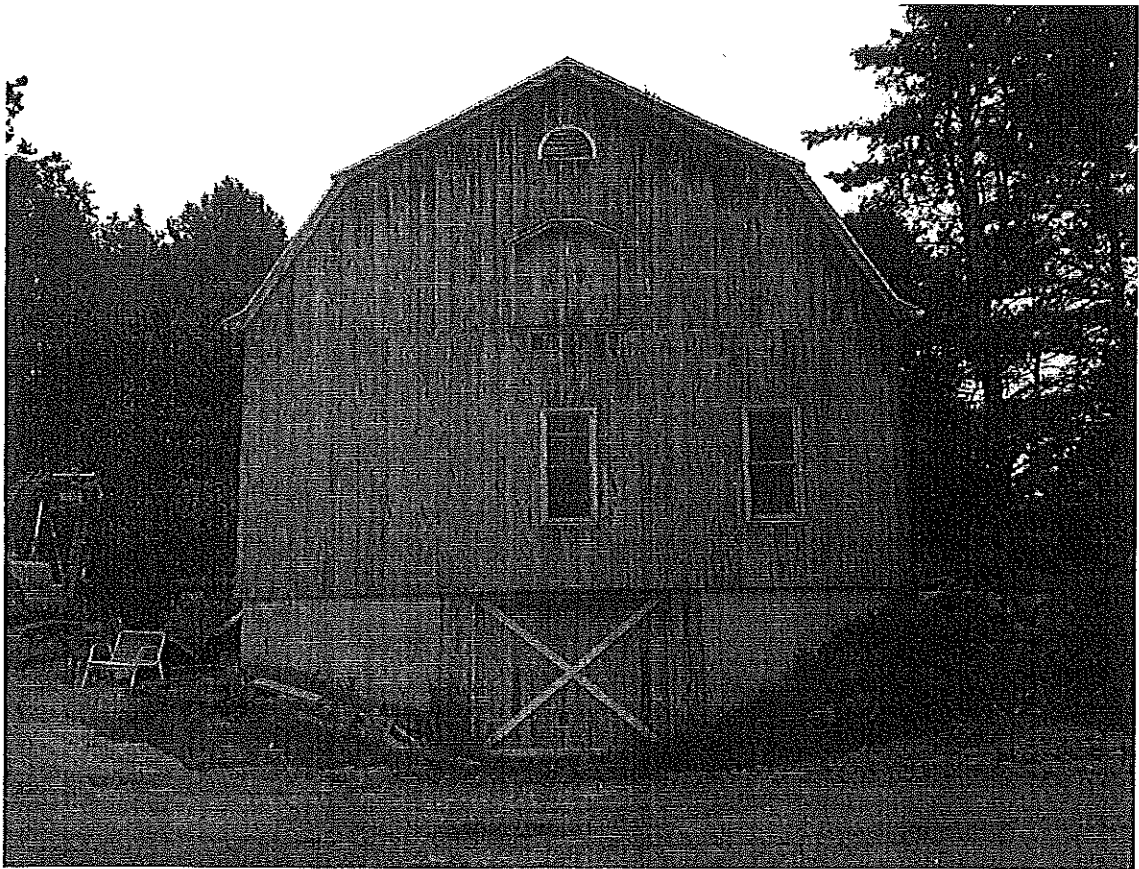
30' x 36'

Modern (30 year old) Post and Beam construction

Full drive in basement

Clear-span interior, all three levels







North Elevation



South Elevation

North & South Elevations

4

Scale: 1"=10'

Elevation dimensions reference city datum.

Revisions

Date	Description

First Floor Plan

Scale: 1"=10'

Total 1st floor square footage: 1216.3 sq. Ft.
Main Dwelling Unit square footage: 685.7 sq ft.
Accessory Dwelling Unit Square footage: 530.6 sq. ft.

- ① Door size & type; see **Door Schedule**
- Ⓐ Window size, type, R.O.; see **Window Schedule**

Interior Walls: 2x4 25 ga steel studs @16" O.C. with one layer 1/2" sheetrock each side
Wet Walls: 2x6 25 ga steel studs @ 16" O.C. with one layer 1/2" sheetrock each side
Interior Sound Walls: Two 2x4 walls, steels studs, 1/2" sheetrock one side each, fiberglass batts
Interior Load-Bearing Walls: None

NFPA 13-D sprinkler system: Refer to plan designed by Dean & Allyn, Inc. (To be submitted with sprinkler permit application)

Insulation Levels:
Exterior walls: 3.5" of EPS Structural Insulated panels (SIPs) (R: 13.3) plus a layer of Insulated Radiant Barrier (R:9.5) for a **total R-Value of 22.8**

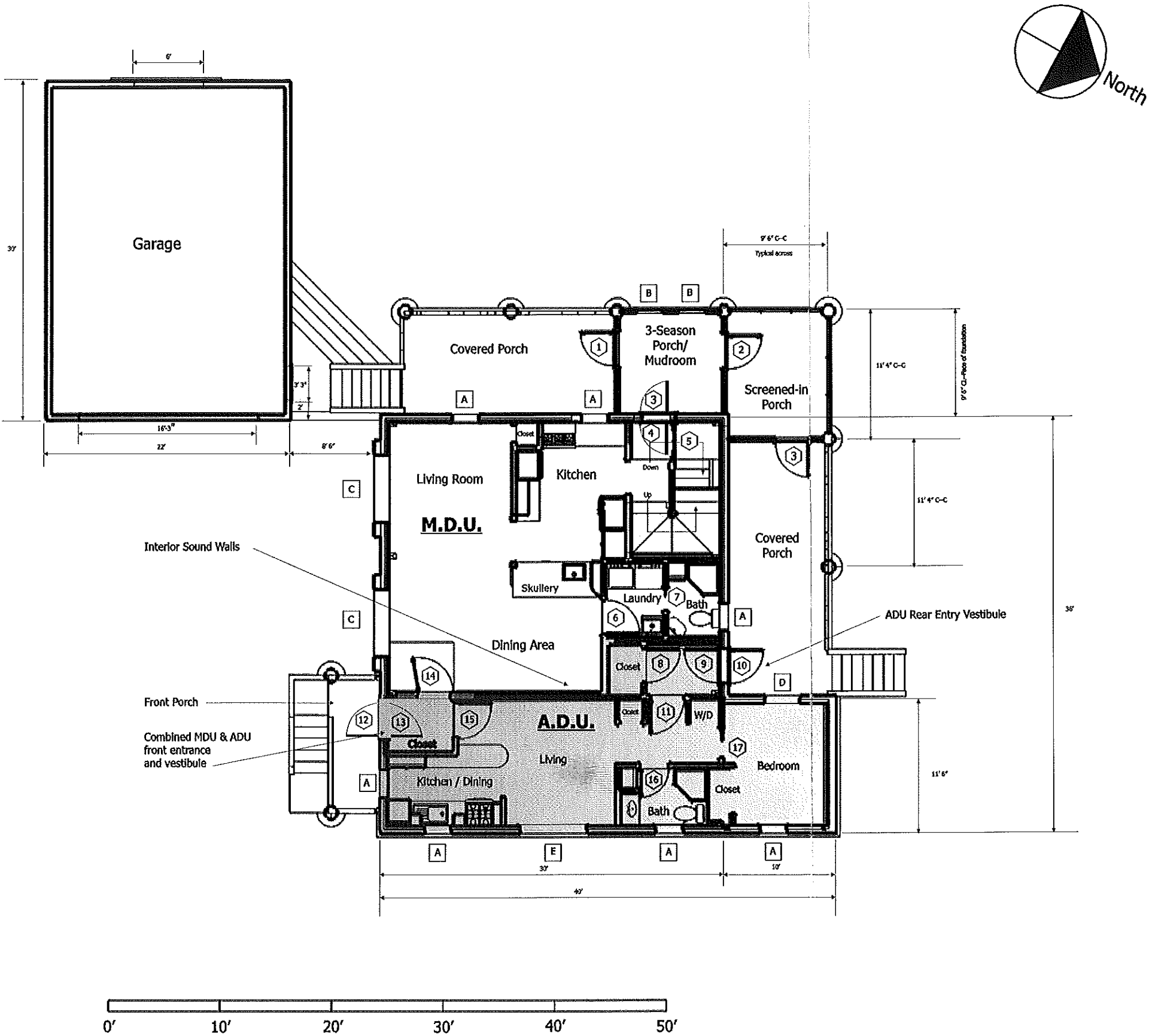
Roof: 3.5" of EPS In SIPs (R:13.3) plus 8" of compacted cellulose (R:30.4), plus a layer of Insulated Radiant Barrier (R-9.5) for a **total R-Value of 52.2**

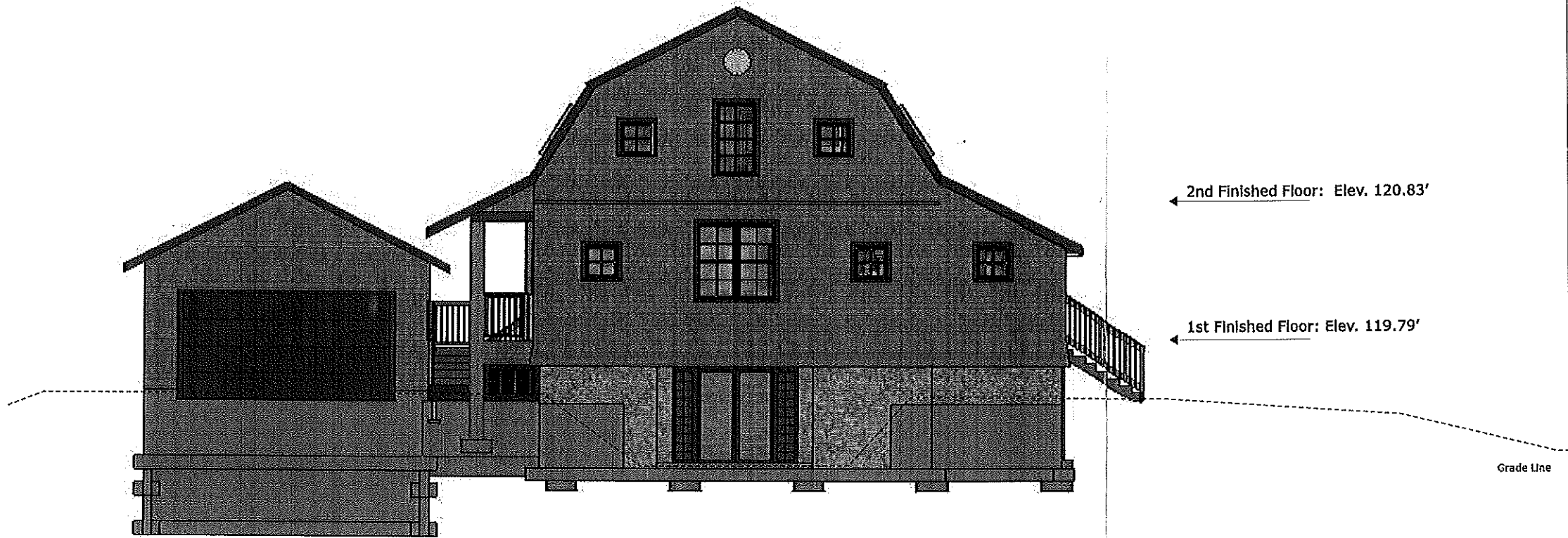
Foundation: Interior walls covered with 2" EPS, strapping and sheetrock, R-7.8

First floor framework: Uninsulated, as cellar floor will be a radiant slab, intended to heat the structure by convective heat rise. The first floor structure will also be a radiant (low-mass) heat source.

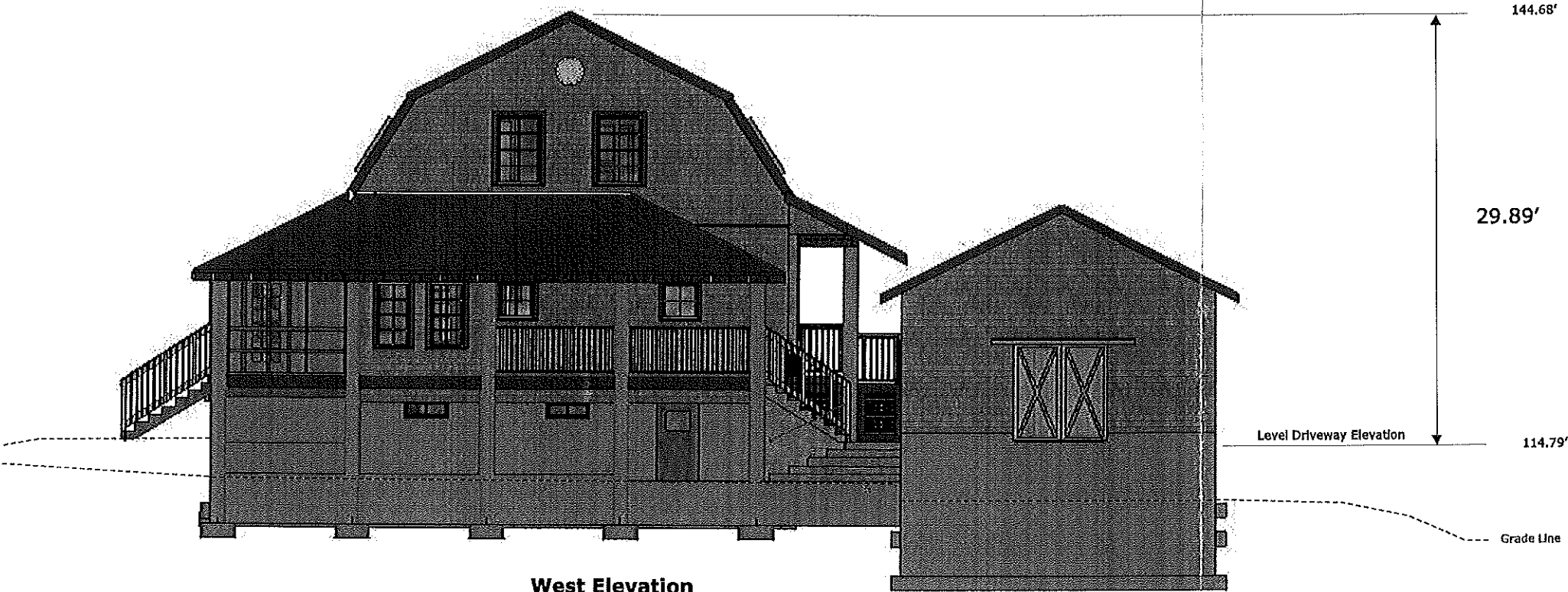
Revisions

Date	Description





East Elevation, Facing Morningstar Lane



West Elevation

East & West Elevations

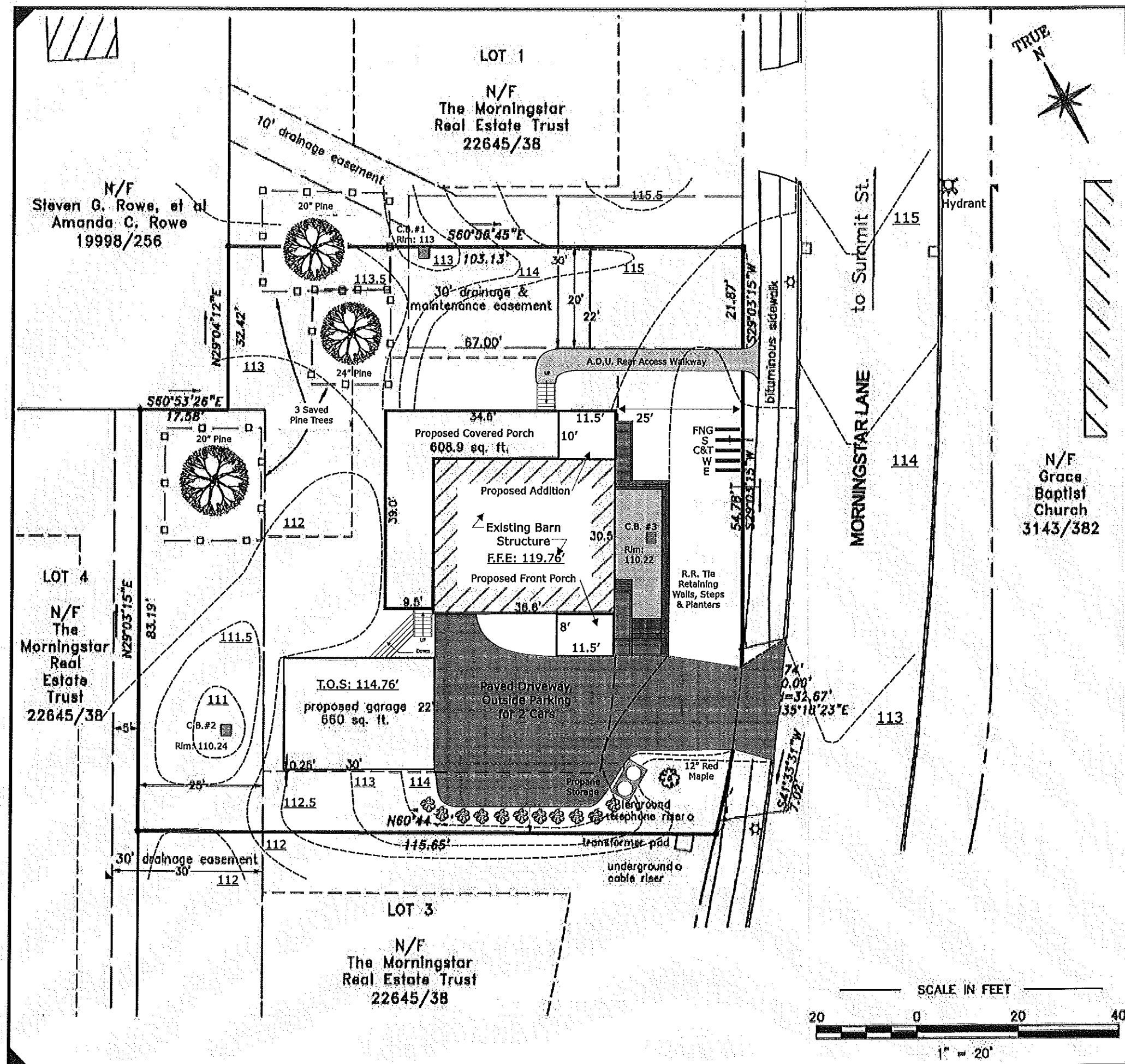
3

Scale: 1"=10'

Elevation dimensions reference city datum.

Revisions

Date	Description



Site Plan

Scale: 1"=20'

Plan References: 3rd Amended PLAT of the
"Morningstar Lane" Subdivision, dated: 5.7.2007
CCRD Book: 213, Page: 466

Lot: As described in deed referenced
In CCRD Doc.# 31143, Book: 30702,
Pgs: 82,83

Private Drainage Easements: As described in deed referenced as "Exhibit "A"" in CCRD Doc.# 31143, Book: 30702, Pgs: 84,85

(See pgs 16, 17 for text)

Elevations: Dimensions reference city datum.

Legend:

-  Parking Screening- White Cedar
-  Catch Basins, Private, with Rim Elevations
-  Grades
-  Paved with Pervious Pavers
-  Paved with Bituminous Concrete
-  Limits of Building Envelope
-  Rip-Rap Retaining Wall

Revisions

[illegible]

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director Planning & Urban Development



RECEIVED

APR 23 2014

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Dept. of Building Inspections
City of Portland Maine

Applicant Information:

Grace Braley
NAME

BUSINESS NAME

11 Leeman St.
ADDRESS

207-774-1995
TELEPHONE #

owner
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

R5
CURRENT ZONING DESIGNATION

EXISTING USE OF PROPERTY:

single family
residence

Subject Property Information

11 Leeman St.
PROPERTY ADDRESS

181 F 001
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (if different)

NAME

ADDRESS

CONDITIONAL USE AUTHORIZED BY

SECTION 14 - 118(a)(5)

TYPE OF CONDITIONAL USE
PROPOSED:

add an
accessory
dwelling unit

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. *There are unique or distinctive characteristics or effects associated with the proposed conditional use;*
2. *There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and*
3. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

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

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Grace Braley
SIGNATURE OF APPLICANT

April 28, 2014
DATE

Grace Braley
11 Leeman Street
Portland, Maine 04103

April 28, 2014

To The Zoning Board of Appeals, City of Portland, Maine

Thank you for receiving my request to install a studio kitchen in the 400 square foot apartment unit which is attached to the principle dwelling area in which I live.

It is a 20 foot by 20 foot space with a full bathroom and closet.

I do not need this space for my living and hope to rent it as a studio apartment.

I have already received four requests from people who are looking for affordable private space to rent. This is a location walking distance from Brighton Avenue, in the Rosemont area, and I think it is a public benefit to offer such a rental.

The parking situation on the property is well suited to city requirements, although I have only one car.

Information supporting request to put a kitchen into existing apartment space at 11 Leeman Street, Portland, Maine

Section 14 – 118, (a) (5)

5.a. The floor space is 400 square feet. The gross square feet of the principle dwelling is 1608. Therefore the apartment space is 24.9% of the principle dwelling square feet. There are no areas where floor to ceiling height varies and attic is not habitable.

b. The principle dwelling unit is located on a lot that is 5,500 square feet.

c. The principle dwelling is occupied by the owner of the lot.

d. There are three parking spaces, each adequate to required dimensions. The carport is 21 1/2 feet wide and an adjacent third space is ten 1/2 feet wide. Those in the carport are 25 feet deep. The adjacent space is 22 feet deep. All three exceed the 18 foot requirement for parking.

e. There are no open, outside stairways or fire escapes. This is a one-story structure.

f.i. Existing exterior façade materials, building form, and roof pitch are compatible with the architectural style of the building which has a single family appearance. The apartment unit and carport were approved by the city in 1976. Documents are included.

f.ii. The scale and surface area of parking, driveways and paved areas are properly arranged and landscaped to screen vehicles from adjacent properties. Cars park perpendicular to the street.

No alterations are planned or proposed except the installation of a kitchen sink with counter, stove and refrigerator.

Provided in this application are the documents and information requested and my check payment of \$100 for the application fee.

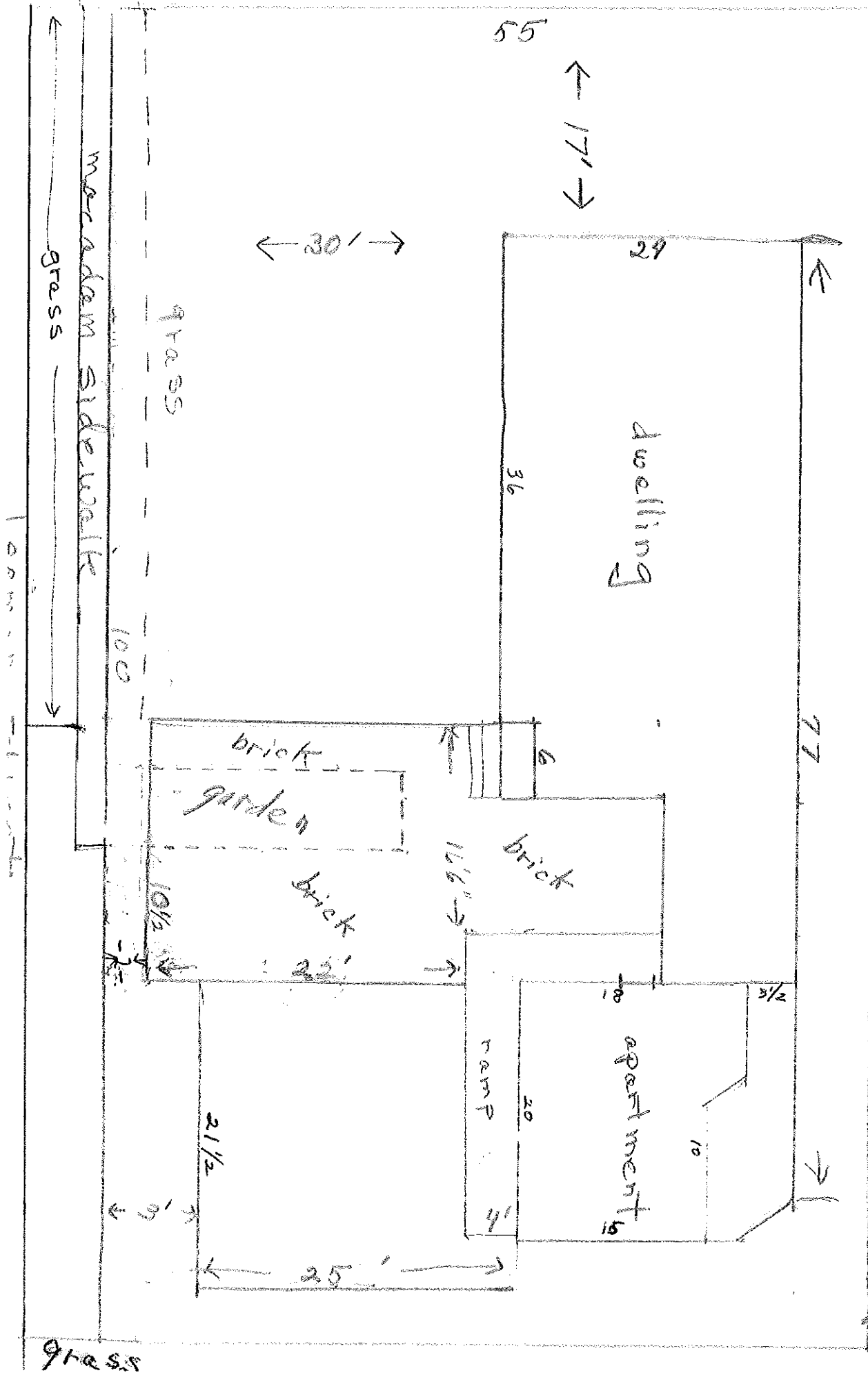
Please notify me of any questions and of the amount I should pay for the additional fees mentioned. My phone number is 207-774-1995.

Sincerely,

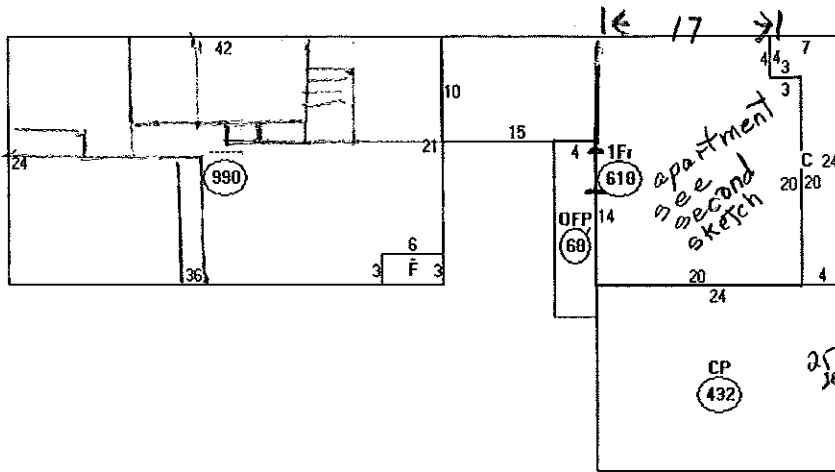
A handwritten signature in cursive script that reads "Grace Braley". The signature is written in black ink and is positioned above the printed name "Grace Braley".

Grace Braley

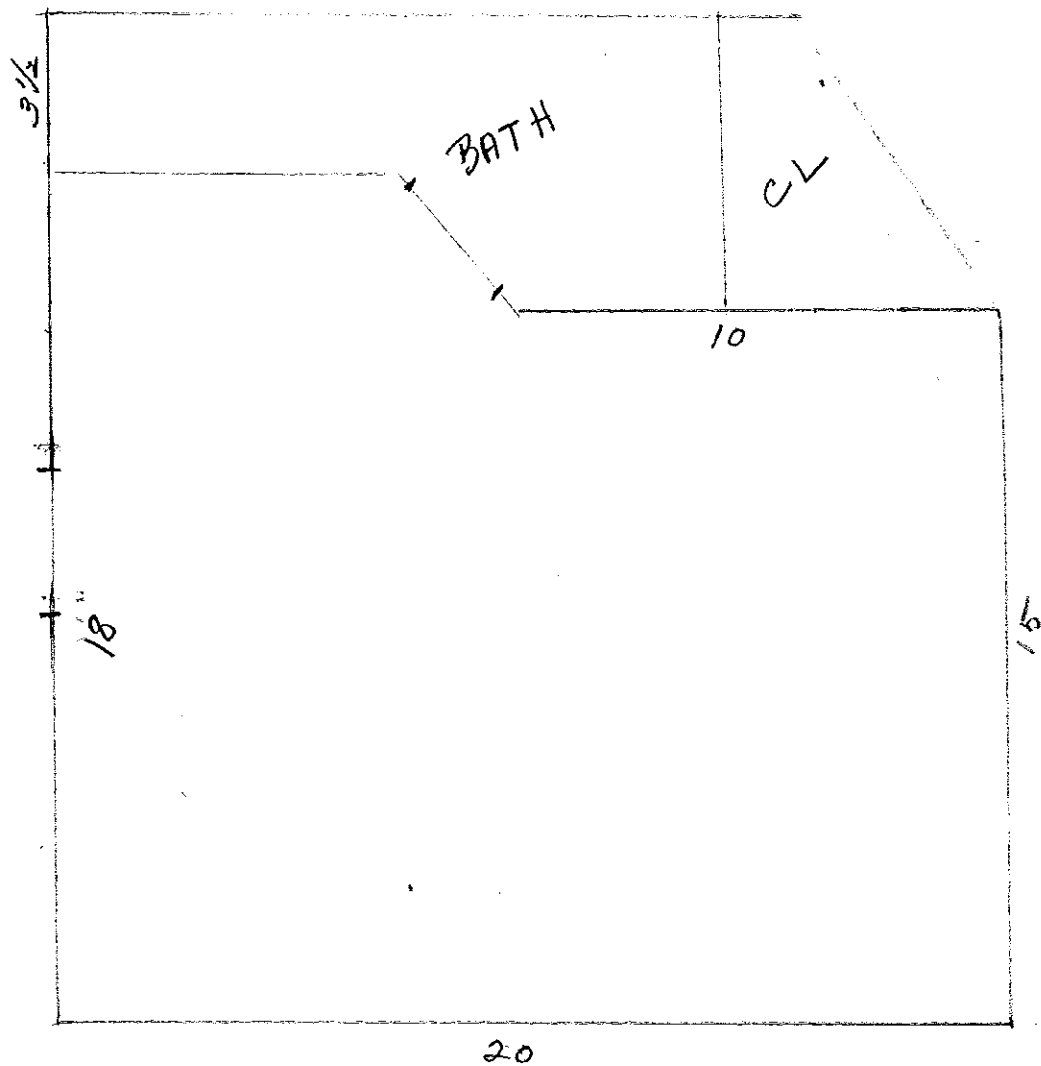
11 Leeman St,
181 Fooi

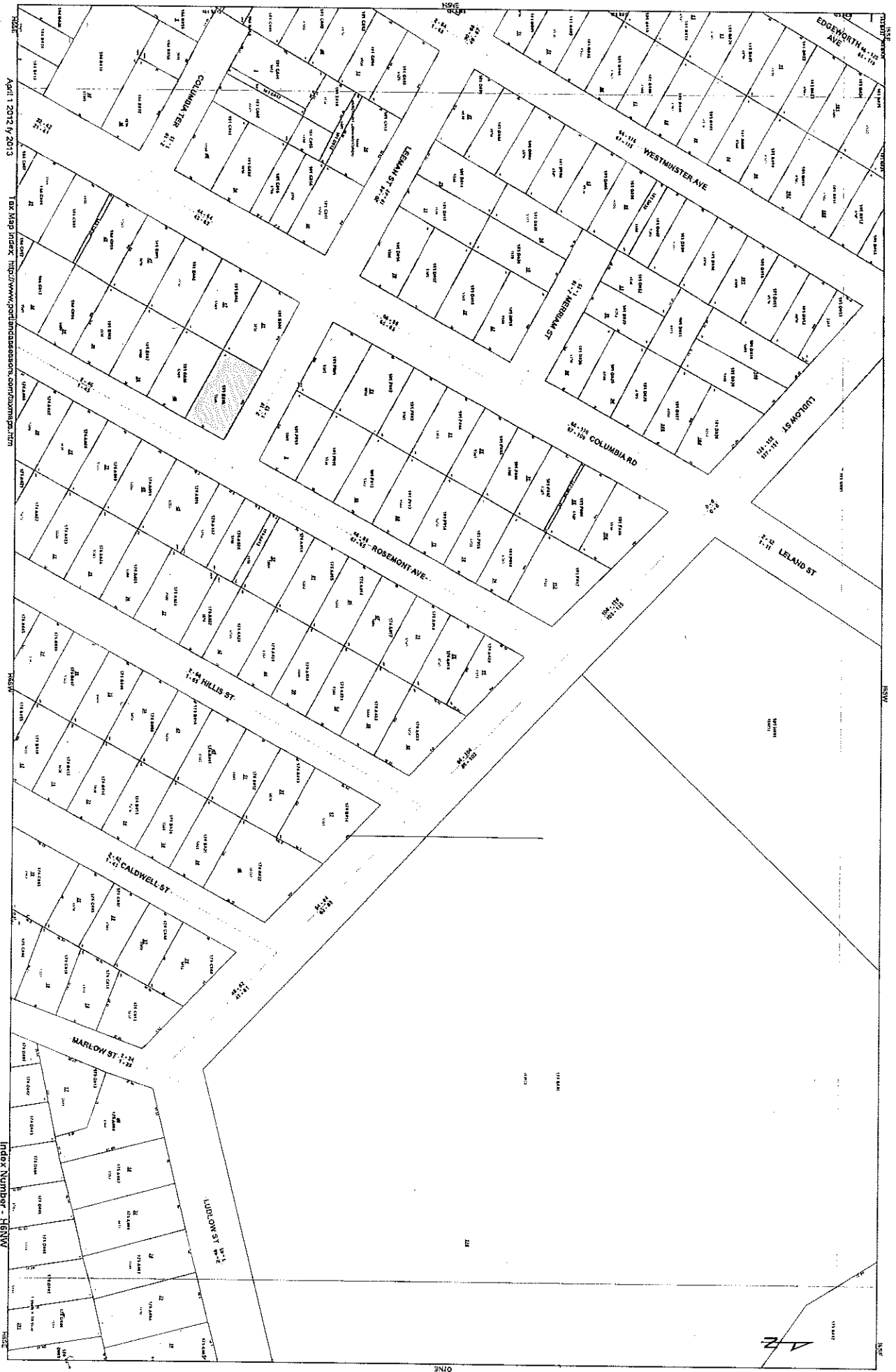


11 Leeman St. 18/F001



11 Leeman St. 181 Foot
supplement

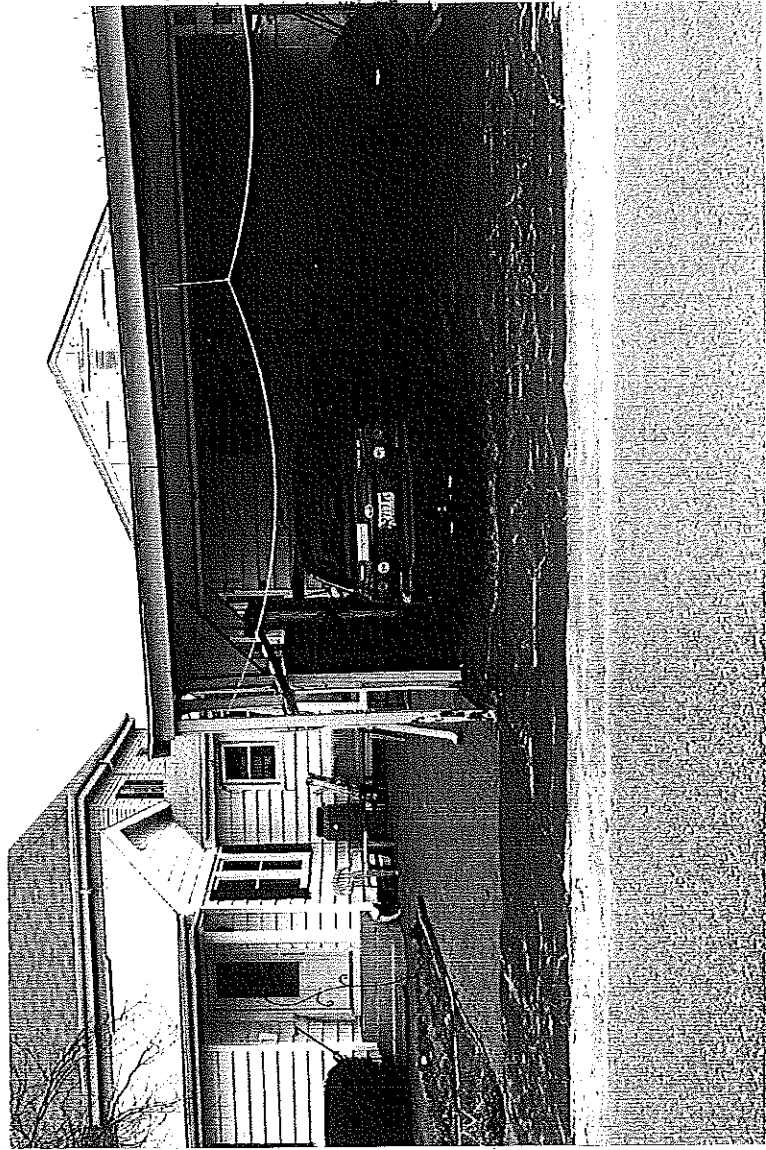
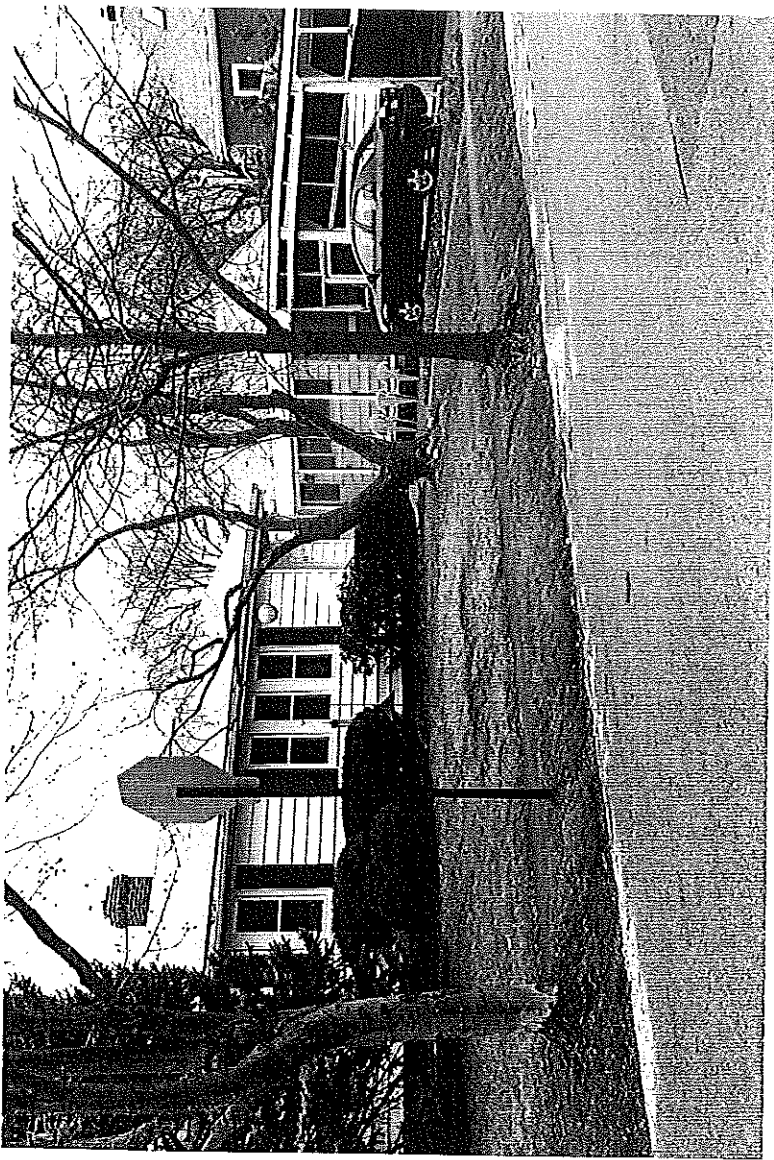




April 1 2013 by 2013

Map Index: <http://www.palmdesassessors.com/comp.htm>

Index Number - 16NW



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That **Virginia S. Harmon** of 11 Leeman Street, Portland, ME 04103, for consideration paid grant(s) to **Grace Braley**, of 315 Ludlow Street, Portland ME 04102, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated in said City of Portland on the southeasterly side of Columbia Road, being a part of a tract of land known as Rosemont, and the part hereby conveyed being designated as lot numbered 49 on said tract, according to a plan of the same made by B.C. Jordan & Co., Civil Engineers, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 123, the lot hereby conveyed being otherwise and more particularly bounded and described as follows: Beginning at a point which point is the intersection of the southeasterly side of Columbia Road with the northeasterly side of Leeman Street; thence running in a northeasterly direction along the said side of Columbia Road fifty-five (55) feet to a point, which point is the most westerly corner of a lot numbered 48 as shown on said plan; thence running in a southeasterly direction and at right angles with said Columbia Road one hundred (100) feet to a point, which point is the most southerly corner of said lot numbered 48; thence running in a southwesterly direction and at right angles with said Leeman Street fifty-five (55) feet to the said northeasterly side of Leeman Street, thence running northwesterly along the said side of Leeman Street one hundred (100) feet to the point of beginning; containing five thousand five hundred (5,500) square feet of land according to said plan.

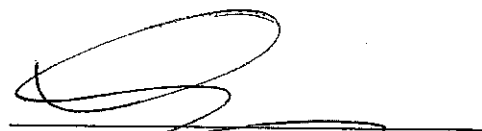
Reference is hereby made to a deed from Virginia S. Harmon to Harold C. Harmon and Virginia S. Harmon dated 11/17/1996 and recorded at the Cumberland County Registry of Deeds in Book 7493, Page 169. Order by Consent from the Probate Court, Docket #2013- was signed on 11/ /13 and ordered the property awarded to Virginia S. Harmon as described in attached Exhibit B.

Executed this 21st day of November, 2013.


Virginia S. Harmon

State of Maine
County of Cumberland

Then personally appeared before me on this 21st day of November, 2013, the said Virginia S. Harmon and acknowledged the foregoing to be her voluntary act and deed.


Kristine Paolino Taylor, Esq.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, March 11, 1976

PERMIT ISSUED

MAR 12 1976
01 17

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 11 Leeman St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Harold C. Harmon ... same ... Telephone 773-1844.
2. Lessee's name and address Telephone
3. Contractor's name and address James Devano ... SAO ... Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building ... dwelling No. families
Last use ... garage No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$2,000 Fee \$10.00

FIELD INSPECTOR—Mr. Hugh

GENERAL DESCRIPTION

This application is for: @ 775-5451

To change the use from double car
garage to bedroom and bath.
To construct ramp as pr plans

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

ther

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: 4/11/76 11/11/76

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Fire Dept.:



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, March 16, 1976

PERMIT ISSUED

APR 8 1976

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 11 Leeman St. Fire District #1 ☐ #2 ☐

1. Owner's name and address .. Harold C. Harmon .. same .. Telephone ..

2. Lessee's name and address .. Telephone ..

3. Contractor's name and address .. James DeDono .. Saco, Me. .. Telephone ..

4. Architect .. Specifications .. Plans .. No. of sheets ..

Proposed use of building .. carport .. No. families ..

Last use .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$.. 500.00 Fee \$.. 5.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451

To construct carport 19'x24' as per plans

Dwelling .. Bxt. 234

Garage ..

Masonry Bldg. ..

Metal Bldg. ..

Alterations ..

Demolitions ..

Change of Use ..

Other ..

April 16 1976
Stamp of Special Conditions

Appeal sustained 3-31-76

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other: ..

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..

Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..

Has septic tank notice been sent? .. Form notice sent? ..

Height average grade to top of plate .. 12' .. Height average grade to highest point of roof .. 12' ..

Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..

Material of foundation .. sonatube .. Thickness, top .. 9" .. bottom .. 4" .. cellar ..

Kind of roof .. pitch .. Rise per foot .. 2 1/4" .. Roof covering .. Asphalt ..

No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..

Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girder .. Columns under girders .. Size .. Max. on centers ..

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Jolsts and rafters: 1st floor .. 2nd .. 3rd .. roof .. 2x10 ..

On centers: 1st floor .. 2nd .. 3rd .. roof .. 16" ..

Maximum span: 1st floor .. 2nd .. 3rd .. roof .. 9'6" ..

If one story building with masonry walls, thickness of walls? .. height? ..

IF A GARAGE

No. cars now accommodated on same lot .. to be accommodated .. number commercial cars to be accommodated ..

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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ZONING: .. 0.40 .. 4/1/76 ..

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.: .. to see that the State and City requirements pertaining thereto

Fee Paid

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Harold C. Harmon, owner of property at 9-15 Leeman Street.
cor. 67-69 Columbia Road
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a carport 19' x 24' on the front of the existing dwelling at the above named location. This permit is not issuable under the Zoning Ordinance because the right side yard will be only about 3' instead of the 8' required by Section 602.6.B.2, and a front yard of only about 7' is to be provided instead of the 20' required by Section 602.6.B.4, in the R-5 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Harold C. Harmon
APPELLANT

SPECIFIC RELIEF GRANTED

After a public hearing held on March 31, 1976, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a nonconforming use variance should be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

W. Earle Eskilson

Jacqueline Cohen

James O'Malley

Thomas J. Murphy

Gail D. Snow

2 1/4 / 12 PITCH

1X6 MAT. #4 PNE

DOUBLE COVERAGE

8" GALV. DR. EDGE

12' 2X10

10' 2X10

4X10

4X10

4X6

4X6

RECEIVED
MAR 16 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

8" MANHOLE
4' BELOW GRADE

EXISTING
BLDG.

PHINNEY LUMBER COMPANY
FOOT HILL ROAD, GORHAM, MAINE
24' X 19' EAP PORT
FOR: HAROLD HARMON 11 LEEMAN ST.
CONTRACTOR: JAMES DEVONA
BY: A. BRUNOCS SCALE: 1/4" = 1'