

B.C-2

monroe and Greenleaf Streets

R-7 Zone change

PROP

on Spreadsheet

PLANNING BOARD REPORT #10-02

**MONROE STREET AND GREENLEAF STREET R-7 ZONE CHANGE
PEOPLE'S REGIONAL OPPORTUNITY PROGRAM, APPLICANT**

Submitted to:

Portland City Council
Portland, ME

February 20, 2002

I. INTRODUCTION

The Planning Board is forwarding a recommendation to the City Council to approve a zoning map change from B-2b Business and R-6 Residential to R-7 Compact Urban Residential Overlay Zone in the vicinity of 6 to 14 Monroe Street and 9 Greenleaf Street. The applicant, People's Regional Opportunity Program (PROP) has requested this map change in order to facilitate an affordable housing project on this site. PROP would like to build two 3 family dwellings on the parcel.

II. PROPOSED ZONE CHANGE - 6 TO 14 MONROE STREET/9 GREENLEAF STREET

Existing Zoning: B-2b, R-6

Land Area: 10,742 sq. ft. (approx.)

Existing Use: Vacant land plus additional properties with existing dwellings

Proposed Use: Two 3 Family Dwellings

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements. This property is split by the R-6 and B-2b. The B-2b borrows the residential standards of the nearest abutting residential zone (R-6).

Side Yard Setback . . . The Greenleaf Street building would not meet the R-6 minimum 10 foot side yard. It would meet the R-7 standard of 10 feet from an adjoining structure. The Monroe Street building would also have a side yard issue if this site remains R-6.

Parking . . . New construction in the R-6 requires two spaces per dwelling unit. The R-7 requires one space per dwelling unit. Applicant is proposing one space for each dwelling.

The following parcels are included in the zone change map, all of them controlled by PROP. The parcels are located in East Bayside on a sloping site within one block of Washington Avenue. The property is odd shaped with frontage on the streets.

<u>Owner</u>	<u>Address</u>	<u>Assessors C-B-L</u>	<u>Land Area</u>	<u>Current Use</u>
N. DiPietro (PROP)	12-14 Monroe St, 9 Greenleaf St.	13-C-2	7,484 sq. ft.	Vacant
R. & P. DiPietro (PROP)	10 Monroe St.	13-C-6	1,438 sq. ft.	Vacant
R. DiPietro (PROP)	6-8 Monroe St	13-C-4	1,820 sq. ft.	2-Family

Site Plan: A site plan and building elevation is shown on attachment C. Two 3-family dwellings are proposed. One of the buildings will be sited along the Monroe Street frontage with the second one along Greenleaf Street. PROP also anticipates converting the two-family residence at 6-8 Monroe Street into a three family. The site is steep so a retaining wall will need to be installed along the Washington Avenue side of the property.

The buildings appear nearly identical to PROP's proposed Hanover Street building design. Both buildings are three story buildings, 24 ft. by 56 ft. with a building footprint of 1,344 sq. ft.

Nine parking spaces are shown on the site. Like many other peninsula parking areas, the layout is tight. This will be reviewed in more detail during site plan review. Depending on the final layout of the site plan, one or more of the spaces may need to be located off-site.

Nearby Uses: The site is split by the B-2b zone on Washington Avenue (100 feet deep) and an R-6 zone. Along Washington Avenue there are several commercial buildings with residential uses on the upper floor. The remainder of the Washington-Monroe-Greenleaf-Oxford Street block is residential with a range of 1-6 unit buildings. The Kennedy Park housing development is across the street on Greenleaf Street.

III. LAND USE POLICY: R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE

The policy statement of the R-7 Zone is shown below.

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans

of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As A New Vision For Bayside states: "A true urban district has a healthy mix of residences, and Bayside needs more housing to be stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan."

PROP is very interested in developing affordable housing opportunities on small leftover parcels on the peninsula. Unfortunately the existing R-6 zone, which is the primary residential zone on the peninsula, has certain provisions such as building setbacks and parking that pose barriers towards returning housing to these in-fill sites. Ironically under the present zoning rules, it would be nearly impossible to replicate the existing neighborhoods on the peninsula.

The first effort to address residential zoning issues in Bayside was the creation of the R-7 Zone to accommodate the Unity Village development. Unity Village has been an unqualified success. However it has become apparent that the R-7 concept needs further refinements in terms of flexibility (density, setbacks, etc) and design standards in order to encourage new housing and address the objectives of the Bayside plan. The Planning Department is working on this assignment but is several months away from completing this work.

PROP has a number of housing proposals that could benefit from a R-7 designation now. Staff does not see a conflict with going forward with the R-7 map changes, since the new zoning text recommendation is likely to be more flexible and have a higher residential density than the existing text.

IV. PUBLIC PROCESS

The Planning Board held a workshop on this item on November 13, 2001. Two hundred seventy five notices were sent to area residents for the workshop as well as the public hearing. A newspaper advertisement appeared in the January 7, 2002 edition of the Portland Press Herald for the public hearing. The applicant held a neighborhood meeting on January 7, 2002 and also met with the Munjoy Hill Housing Committee on December 27, 2001.

V. PLANNING BOARD RECOMMENDATION

On January 22, 2002, the Planning Board held a public hearing and voted 5-0 (Malone absent) on the following motion:

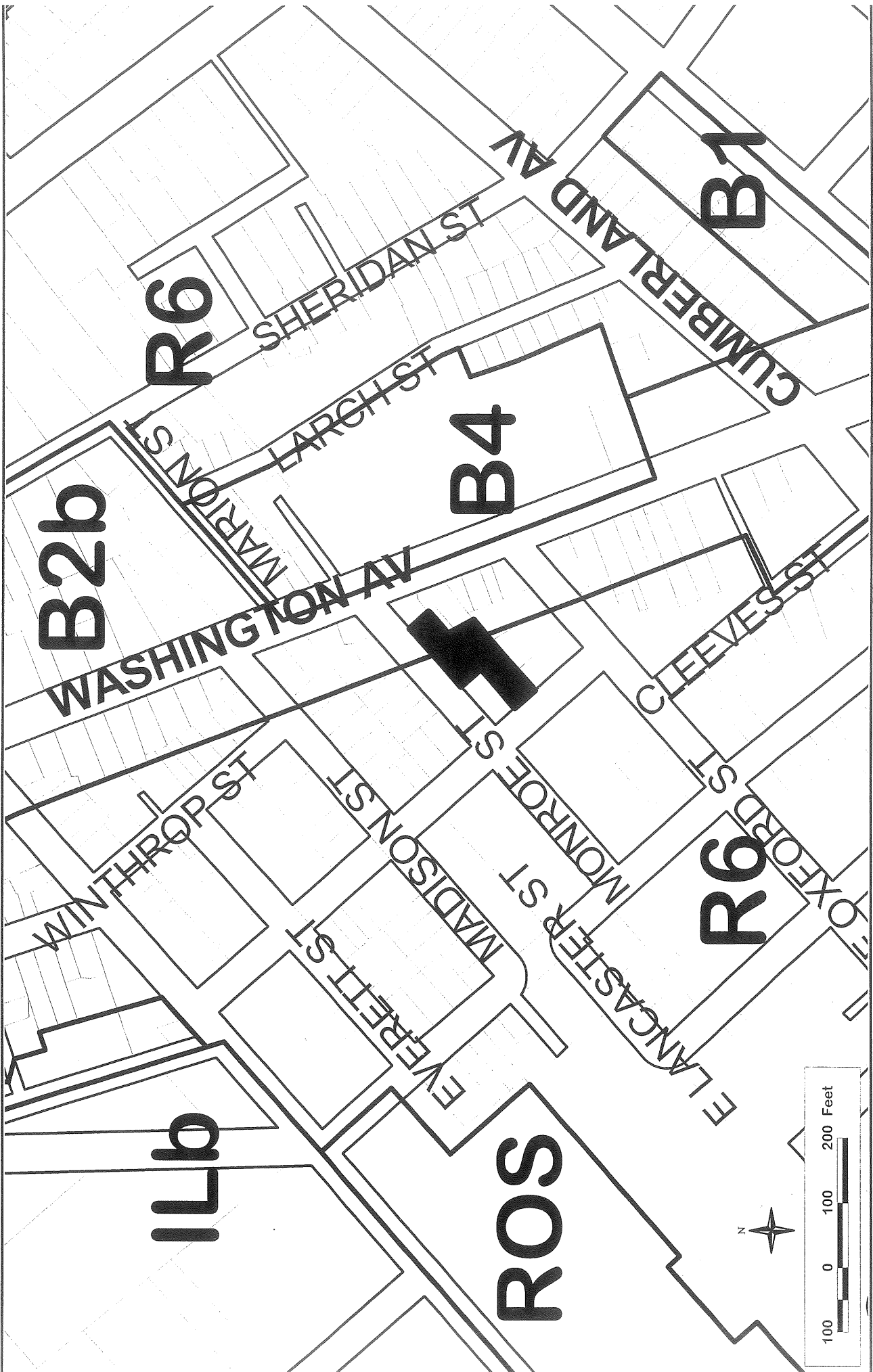
The proposed zoning map change in the vicinity of 6 to 14 Monroe Street/9 Greenleaf Street is consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore recommends to the City Council approval of the R-7 map change.

For purposes of holding a public hearing, the Board considered two other parcels as part of the zone change. These parcels are directly adjacent to the site. They include corner lots at 16-20 Monroe St./Greenleaf St. (owned by B. Chalmers) and 1-7 Greenleaf/13-15 E. Oxford St. Ext. (owned by M. Derrig). The Planning Board decided not to include these parcels in the zoning change recommendation because absent a specific development plan for these parcels, they felt it premature to approve a zone change at this time.

The Board did want to comment, that like the R-7 Unity Village zone change, the R-7 is to a certain extent experimental at this point. Unity Village represented a relatively large site application for R-7 developments. The proposed zone change is representative of small in-fill development. Use of the R-7 for small in-fill lots provides another appropriate demonstration and model of R-7 housing development. The applicant's proposal of affordable housing and quality architectural design are also a good match for the R-7 zone.

Attachments

- A. Monroe Street/Greenleaf Street Zone Change Map
- B. Vicinity Map
- C. Monroe Street/Greenleaf Street Site Plan
- D. Zone Change Application
- E. Monroe Street/Greenleaf Street Neighborhood Meeting



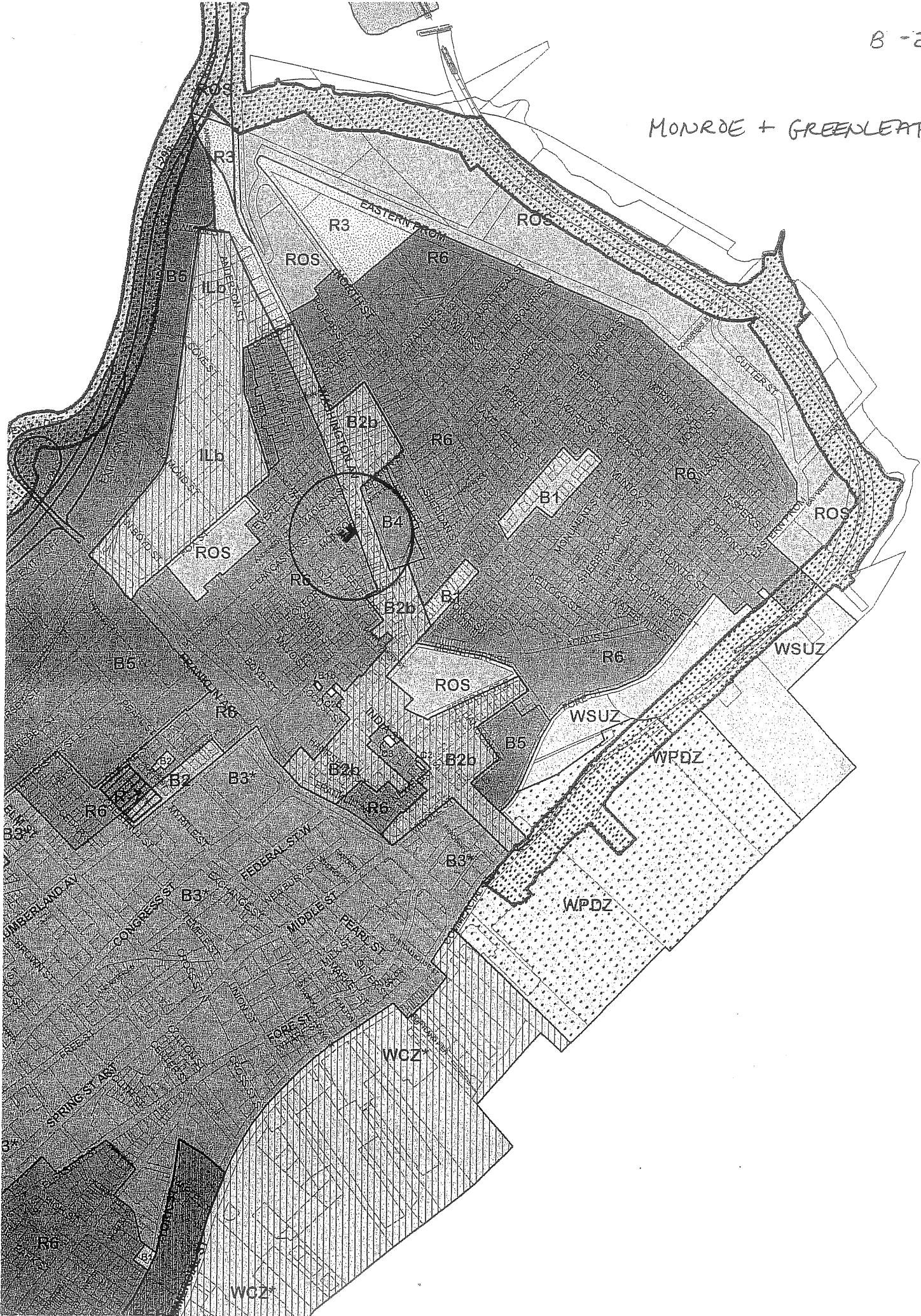
**Proposed Zone Change from B-2b Business & R-6 Residential
to R-7 Compact Urban Residential Overlay Zone**
Vicinity of 6-14 Monroe Street and 9 Greenleaf Street

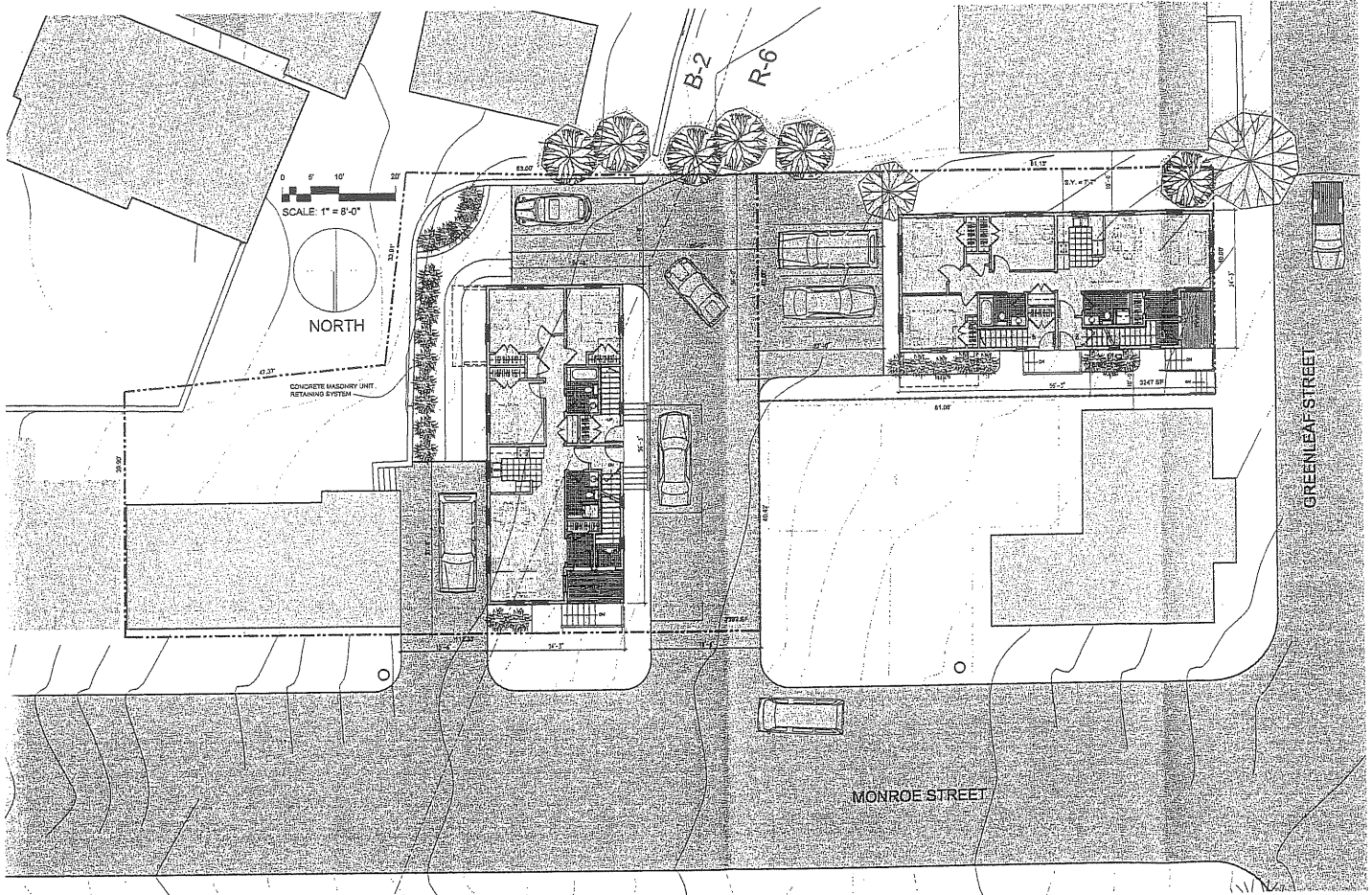




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MONROE + GREENLEAF





SITE PLAN
1/8" = 1'-0"



© 2000 TPI ARCHITECTS

MONROE / GREENLEAF HOUSING
PEOPLE'S REGIONAL OPPORTUNITY PROGRAM
PORTLAND, MAINE

TPI ARCHITECTS
140 COMMERCIAL STREET
PORTLAND, MAINE 04101
TELEPHONE 207 333 4144
ARCHITECTURE PLANNING

REVISIONS:

DATE: January 23, 2000
PROJECT No.: 0118
DRAWN BY: CHC
CHECKED BY: TET
SCALE: AS SHOWN

SHEET TITLE:
9 UNIT SCHEME
SITE PLAN

S1



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

PROP
Name _____
510 Cumberland Ave.
Address _____
Portland ME 04101

207-874-1140 207-874-1155
Phone Fax

2. Subject Property:

Monroe & Greenleaf Sts.
Address _____
Portland, ME

13-C-1
Assessor's Reference (Chart-Block-Lot)

4. Property Owner: _____ Applicant X Other

Nicholas DiPietro
Name _____
66 Independence Drive
Address _____
Westbrook, ME 04092

878-6297
Phone Fax

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Option to purchase dated September 17, 2001

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property: Open property with several fruit trees. D-2.

7. Current Zoning Designation(s): R6 & B3

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

PROP proposes to construct two triplex residential buildings
(6 units total) one fronting Greenleaf Street and one on
Monroe Street. Six parking spaces will be provided at the
interior of the lot.

Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

9. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R6/B2 to _____

B. Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

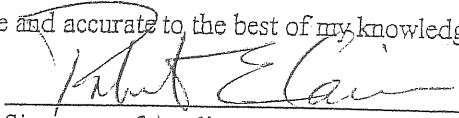
C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. Application Fee: A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement. D-3

	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)
• Legal Advertisements (one for workshop and one for public hearing)	percent of total bill			
• Notices (one for workshop and one for public hearing)	40 cents each			
• Text Amendments	\$300.00			

\$ 350.00 Amount of Fee

12. Signature: The above information is true and accurate to the best of my knowledge.
9-26-01 Date of Filing

 Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

PURCHASE AND SALES AGREEMENT

The names and addresses of the Seller is:

Nicholas DiPietro
66 Independence Drive
Westbrook, Maine 04092

The name and address of the Purchasers are:

Portland Regional Oppurtunity Program
510 Cumberland Ave.
Portland, Maine 04101

RECEIVED OF: Portland Regional Oppurtunity Program (hereinafter called "Purchaser") the sum of \$1,000.00 One Thousand Dollars upon acceptance as non refundable earnest money and in part payment of the purchase price of the following described real estate. Being an approximately 7655 square foot parcel situated in the City of Portland County of Cumberland State of Maine located at Monroe and Greenleaf Streets. Further described as Attachment A , marked "Standard Boundry Survey of Concetta DiPietrantonio Lot ", dated November 12, 1999.

Total Purchase Price being \$42,000.00 (Forty Two Thousand Dollars.)

The purchase price balance shall be paid in bank check at closing. The Purchase and Sales Agreement is subject to the following conditions:

1. **EARNEST MONEY/ ACCEPTANCE:** Nichalos DiPietro shall be named to hold non refundable earnest money and be consideration for securing the contract for sale for a sixty day period.
2. **TITLE & CLOSING:** That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Purchasers and this transaction shall be closed and Purchasers shall pay the balance due and execute all necessary papers on Monday November 19, 2001 or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Purchaser may, at its option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
3. **DEED:** That the property shall be conveyed by a Warranty deed by Personal Representative and shall be free and clear of all encumbrances except which are part of this agreement and all covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

- 4. **POSSESSION/OCCUPANCY:** Possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing.

- 5. **HOLD HARMLESS:** The Purchaser shall indemnify and hold the Sellers free and harmless from any or all demands, loss or liability resulting from the injury to or death of any person or persons because of the negligence of Purchaser or condition of the premises at any time or times after the date of possession of the premises delivered to the Purchaser.

- 6. **INSPECTIONS:** The purchaser accepts the property in its "as is, where is" condition.

- 7. **HEIRS/ASSIGNS:** This agreement shall be construed under the laws of the State of Maine and shall be binding upon the heirs, personal representatives, successors and assigns of the parties. This agreement may not be assigned by the Purchaser without the written permission of the Sellers which permission shall not be unreasonably withheld.

- 8. **RISK OF LOSS:** Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller.

- 9. **PRORATIONS:** The following items, where applicable shall be prorated as of the date of closing: real estate taxes (based on municipality's fiscal year) will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by the State of Maine.

- 10. **MEDIATION:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

- 11. **DEFAULT:** In the event of default by the Purchaser, the Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Purchaser of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Purchaser or Seller.

- 12. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

- 13. **COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

- 14. **EFFECTIVE DATE:** This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to the Agent.

15. PERSONAL PROPERTY: none

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge Greater Portland Realty represents the Seller in this transaction and have received and reviewed Land Disclosure and Form #2 .

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine. The contract is signed, sealed and dated by the parties hereto as shown below:

EFFECTIVE DATE: September 17, 2001

<u>Nicholas DiPietro</u>	<u>9-18-01</u>	<u>Will A. [Signature]</u>	<u>9/18/01</u>
Nicholas DiPietro	Date	Witness	Date
<u>Robert Kane</u>	<u>9/17/01</u>	<u>Will A. [Signature]</u>	<u>9-17-01</u>
Robert Kane its Finance Director <i>Kane</i>	Date	Witness	Date

Memorandum

0-7

Project: PROP Monroe/Greenleaf Site Project No. 0110

Date: January 2, 2002

To: Leslie Kaynor Phone No. (207) 756-8346
Public Works Department Fax No.

From: Will Tinkelenberg Phone No. (207) 775-6141
TFH Architects Fax No. (207) 773-0194

Re: R-7 Zone Change Copy to: File

Leslie,

Enclosed please find the information you requested regarding property line bearings and distances for the Monroe/Greenleaf site.

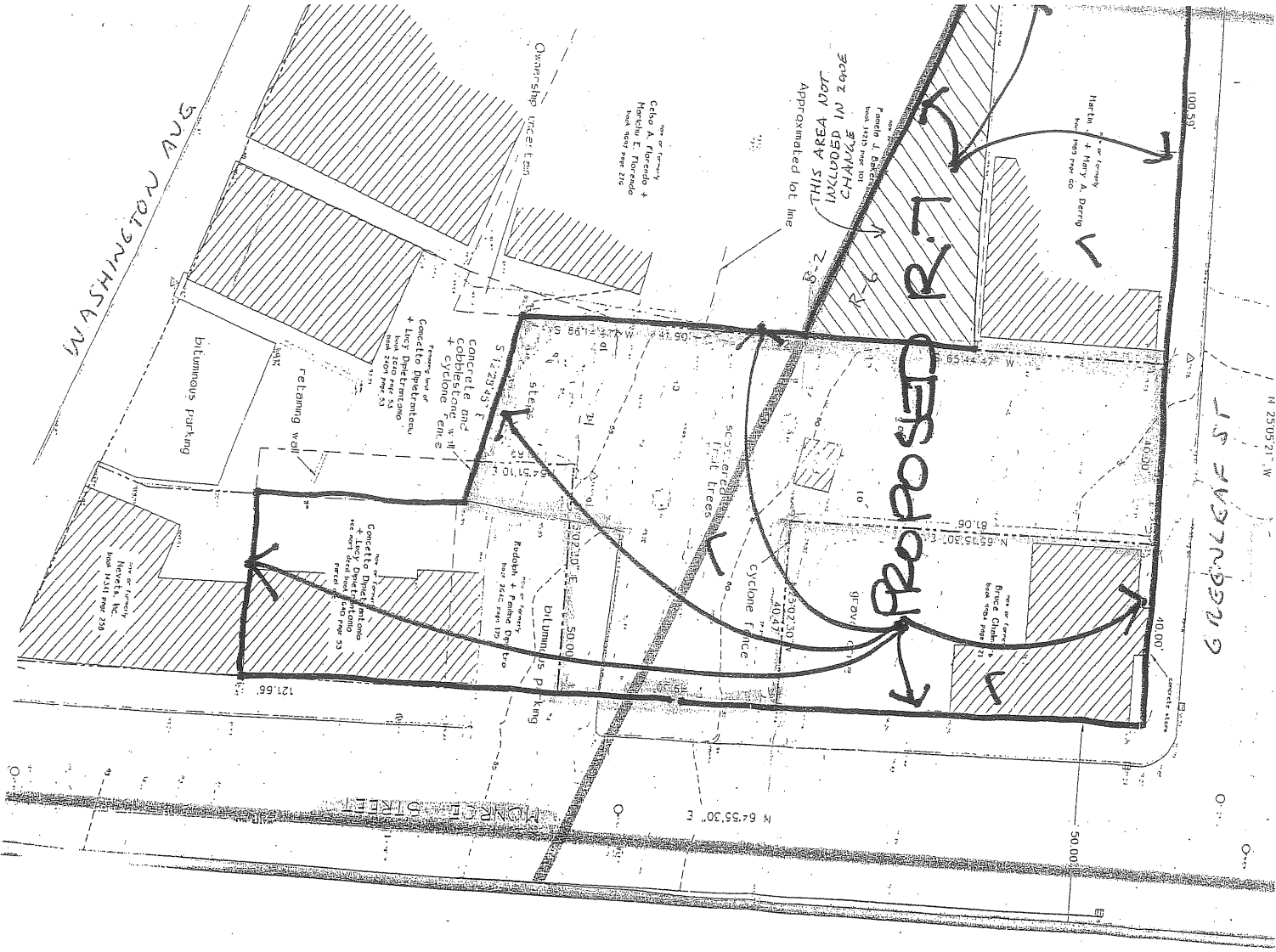
Page 1 is the original drawing we sent which delineates the overall area of the zone change. As you and I had discussed, the triangular area is not to be included, as indicated.

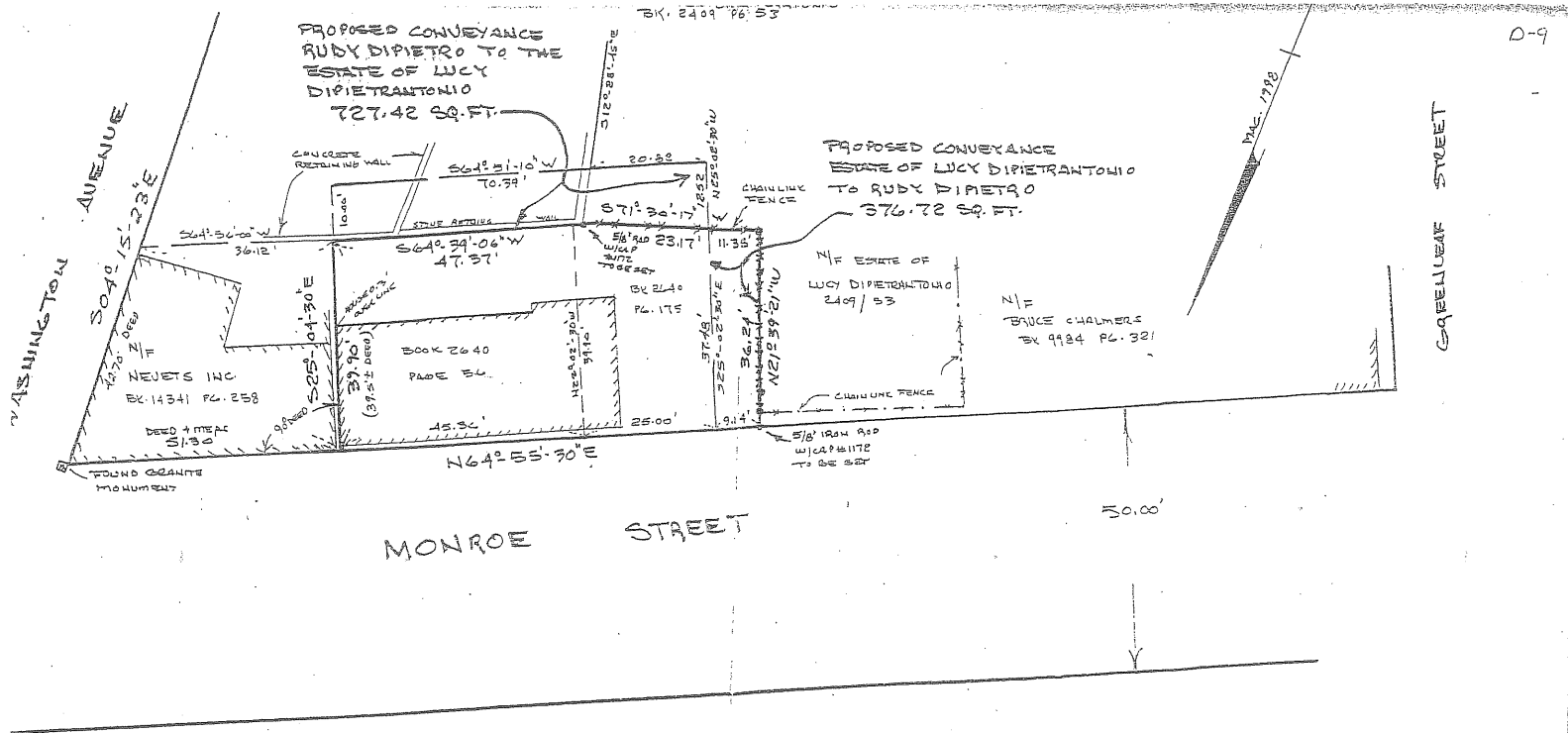
Page 2 is a copy of a boundary survey I found subsequent to our conversation, which I believe shows the bearings and distances that you need – in particular the S64-39-06W (47.37) line along the stone retaining wall.

Please let us know if you need any further information!

Thank you, Will

cc: Rick Knowland, Planning Department





REFERENCE:
 IDEAL BOUNDARY SURVEY OF CONCRETE DIPIETRO LOT
 WASHINGTON AVE, PORTLAND MAINE
 IS FOR THE ROOT SURVEY
 ROYAL RIVER SURVEY CO. 11-11-99

Daniel J. Dalpino

PLAIN SHOWING & STANDARD BOUNDARY SURVEY MADE FOR RUDY DIPIETRO 2 MONROE STREET PORTLAND, MAINE		
SCALE: 1"=20'	APPROVED BY:	DRAWN BY
DATE: 12-12-99		REVISED
BY: DANIEL J. DALPINO LAND SURVEYOR 870 OCEAN ST. 50 PORTLAND, ME.		PLATE: 799-0378 DRAWING NUMBER: 664
CATEGORY I EQUATION III SURVEY		

2

January 3, 2002

Rick:

This is in response to your request for further information in preparing the ad for the Monroe/Greenleaf zone change.

- 1.) The total land area of the zone change is approximately 18,000 square feet.

The proposed zone change applies to four existing properties. PROP presently has control of the two properties on Monroe Street closest to Washington Avenue (Assessor's map no. 13 block lots 6 and 2) the lower of which also has frontage on Greenleaf. The property closest to Washington presently contains a single family residence with plans to convert it to a three family dwelling. The lower parcel presently free of structures will under R7 support two triplex (three family) units (lot 2). PROP does not presently control the remaining properties on Greenleaf Street. However, we have explored the possibility of converting the existing two family building on the corner of Greenleaf and Monroe (lot 1) into a three family building with a third story addition. PROP does not at the present time have plans to purchase the remaining Greenleaf parcel that presently contains a single family house (lot 8).

The map that you faxed earlier today is correct in its identification of the area of the zone change, and the addresses are also correct.

Please let us know if you have any further questions,

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

From: Will Tinkelenberg <wjt@TFHArchitects.com>
To: "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>
Date: Wed, Jan 16, 2002 5:51 PM
Subject: Monroe/Greenleaf Housing

January 16, 2002

Rick:

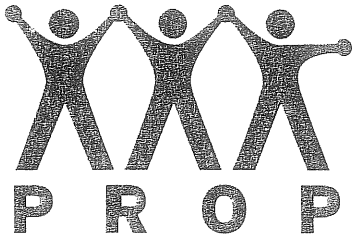
This is to confirm that, as we discussed, PROP currently has no plans for the lot at the corner of Monroe and Greenleaf Streets, or for the lot at the corner of Greenleaf and the Oxford Street Extension (Chart 13, Block C, Lots 1 and 8, respectively) other than their inclusion in the R-7 zone change.

I will not be in tomorrow (Thursday) but will have Meredith from our office deliver the copies of the Site Plan to you. The deed for the Hanover Street property was delivered to your office today.

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

CC: "Scott Teas (E-mail)" <tst@tfharchitects.com>



**People's Regional
Opportunity Program**

510 Cumberland Avenue
Portland, Maine 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org

January 8, 2002

Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland ME 04101

Dear Rick,

PROPFAMILY

PROPHOME

PROSENIORS

PROYOUTH

PROPCOMMUNITY

Enclosed are the "non-minutes" from our Monroe/Greenleaf Community meeting. By that I mean that we held the meeting on January 7th and only one community member came out and we had already met with her through the MHNO Housing Committee.

I "noticed" 263 owners in the area the week of December 17th; met with MHNO Housing Committee on December 27th (where I left 30 flyers for them to distribute); and I also had flyers distributed to all residents of Kennedy Park the week between Christmas and New Year's.

I will assume that we are still on for the January 22nd planning board meeting.

Sincerely,

Betsy Sawyer-Manter
Director of Community Initiatives

BSM:bl

**PROP'S COMMUNITY MEETING
PROPOSED HOUSING DEVELOPMENT
FOR
MONROE AND GREENLEAF STREETS
JANUARY 7, 2002**

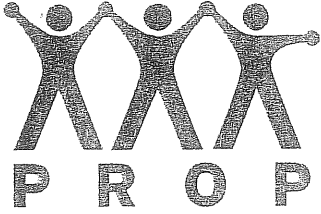
The meeting was scheduled for 6:30 p.m. and at 6:45 Nini McManamy arrived. Nini has already been briefed on the project and had no comments or questions.

At 7:00 p.m., no other invitees had arrived so the meeting concluded.

Respectfully submitted,



Betsy Sawyer-Manter



People's Regional
Opportunity Program
510 Cumberland Ave
Portland ME 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org



PROP's Monroe and Greenleaf Streets Housing Development Proposal

Two Buildings

Three Apartments Per Building (3 bedroom units)

Approximately 1300 square feet per unit

Nine off street parking spaces

PROP is requesting an R-7 Zone change

Buildings are high quality modular construction

**4 units will be affordable
(at or under 80% of median income)**

2 units are market rate

Examples of rental costs
30% of median income = \$382/month
40% of median income = \$509/month
50% of median income = \$636/month
60% of median income = \$764/month

**Housing Development Voice Mail
874-1140 extension 228**

Community Meeting
Sign-in Sheet

1/7/02

Monroe + Greenleaf

Name	Address	Phone	E-mail
Betsy Gump Martin	PROP	874-1140 x3291	BSM@propeople.org
Ava Gardner	PROP	761-2721	KennedyFR@propeople.org
Vivie McManamy	MHNO	871-7297	NiniMaene@aol.com
Carla Peterson	PROP	842-9988 x2#	CPeterson@propeople.org
Leo K. Hurburise	1476 WASHINGTON AVE PASTLAND / PROP	870-9332	LHurtubi@cs.com
SCOTT TEAS	DIAMOND COVE GREAT DIAMOND BLVD	775-6141	TST@THARARCHITECTS.COM

Community Meeting
Sign-in Sheet

1/7/02

Monroe & Cranleaf

Name	Address	Phone	E-mail
Ed Susbric	46 Kenwood St Portland ME 04102	772-5615	edsusbric@windnet. afl.net
Bob Cain	Prop		

PLANNING BOARD REPORT #3-02

**HANOVER STREET R-7 ZONE CHANGE
MONROE STREET AND GREENLEAF STREET R-7 ZONE CHANGE
PEOPLES REGIONAL OPPORTUNITY PROGRAM, APPLICANT**

Submitted to:

Portland Planning Board
Portland, ME

January 22, 2002

I. INTRODUCTION

A public hearing has been scheduled to consider several zoning map changes in the Bayside area to accommodate infill housing developments. The applicant is People's Regional Opportunity Program (PROP). Both zone changes involve the R-7 (Compact Urban Residential Overlay Zone).

The first zone change involves a small parcel on Hanover Street (next to the City of Portland Public Works complex). A three-unit dwelling is proposed. The second zone change on Monroe and Greenleaf Streets (East Bayside), involves construction of 2 three-unit dwellings.

139 notices were sent to area residents for the Hanover zone change while 275 notices were sent for the Monroe/Greenleaf zone change. The applicant held neighborhood meetings on January 3rd (for Hanover) and January 7th (for Monroe/Greenleaf).

Zone Map Change #1. . . 49 Hanover Street

This site is directly adjacent to the City of Portland Public Works complex. PROP would like to develop a small residential infill project at this time but the proposal does not meet all of the R-6 requirements.

Existing Zoning:	B-2b
Land Area:	3,820 sq. ft.
Existing Use:	Single Family
Proposed Use:	Three Family Dwelling

The applicant proposes to remove an existing debilitated single-family house on the site and replace it with a three dwelling unit building. The site is next to a heavy equipment parking lot of the Public Works Department. Across the street is the Public Works central maintenance facility.

A site plan and building elevation is shown on Attachment C. The building is three stories high and has a building footprint of about 1,344 sq. ft.

The driveway and three parking spaces are tight but are typical of many peninsula residential lots. The northerly building side yard is close to the lot line but the front, rear and southerly side yards, are ample to provide adequate light and air.

The design of the building features a gable to the street with porches on the first and second floor. The form and shape of the building is very compatible with the surrounding neighborhood.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . One of the side yards is 1 foot wide whereas the R-6 requires a minimum 10 foot side yard. The R-7 side yard requirement is measured between buildings (minimum 10 feet separation).

Parking . . . New construction in the R-6 requires two spaces per dwelling unit. The applicant proposes one space per dwelling unit or three spaces on the site. The R-7 requires one space per dwelling unit.

Nearby Uses: The neighboring area is characterized by a mix of residential, commercial and institutional uses. The Public Works central maintenance facility is across the street. The Public Works heavy equipment parking lot is next to the site (northerly). Residential uses are found on the southerly and easterly sides of the site. Most of the lots in the Hanover-Lancaster-Alder-Portland Street block are residential. Along Portland Street there is a variety store, parking lot and a sign shop.

This area is typical of other residential areas in Bayside north of Cumberland Avenue and Portland Street - a one or two block of residential uses often with a mix of non-residential uses.

Zone Map Change #2 . . . 14 Monroe Street/9 Greenleaf Street

Existing Zoning: B-2b, R-6

Land Area: 10,742 sq. ft. (approx.)

Existing Use: Vacant land plus additional properties with existing dwellings

Proposed Use: Two 3 Family Dwellings

For purposes of holding a public hearing, five parcels were advertised as part of the public hearing. PROP controls three parcels, which is reflected in their submitted site plan. There are two other parcels included in the zone change, (owned by B. Chalmers and M. Derrig) which PROP does not control. PROP does not anticipate acquiring these parcels at this time.

Owner	Address	Assessors C-B-L	Land Area	Current Use
N. DiPietro (PROP)	12-14 Monroe St, 9 Greenleaf St.	13-C-2	7,484 sq. ft.	Vacant

R. & P. DiPietro (PROP)	10 Monroe St.	13-C-6	1,438 sq. ft.	Vacant
R. DiPietro (PROP)	6-8 Monroe St	13-C-4	1,820 sq. ft.	2-Family
B. Chalmers	16-20 Monroe St. 13 Greenleaf St.	13-C-1	3,280 sq. ft.	3-Family
M. Derrig	1-7 Greenleaf St. 13-15 E. Oxford St. Ext	13-C-8	4,113 sq. ft.	1-Family

PROP's parcels are located in East Bayside on a sloping site within one block of Washington Avenue. The property is odd shaped with frontage on two streets. Two 3-family dwellings are proposed. One of the buildings will be sited along the Monroe Street frontage with the second one along Greenleaf Street. PROP also anticipates converting the two-family residence at 6-8 Monroe Street into a three family.

A site plan and building elevation is shown on Attachment H. The buildings appear nearly identical to the proposed Hanover Street building design. Both buildings are 24 ft. by 56 ft. with a building footprint of 1,344 sq. ft.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . The Greenleaf Street building would not meet the R-6 minimum 10 foot side yard. It would meet the R-7 standard of 10 feet from an adjoining structure. The Monroe Street building would also have a side yard issue if this site remains R-6.

Parking . . . New construction in the R-6 requires one space per dwelling unit. The R-7 requires one space per dwelling unit. Applicant is proposing one space for each dwelling.

The applicant has submitted an updated site plan (1-16-02). The concept involves the construction of 2 three family dwellings and three dwellings in one existing rehabilitated building for a total of nine units. This version of the plan does not have dimensions (we have requested one) but it appears to meet the minimum 10-foot setback between buildings.

The site is steep so a retaining wall will need to be installed along the Washington Avenue side of the property.

Nine parking spaces are shown on the site but the parking layout is tight. Larry Ash, City Traffic Engineer, reviewed an initial site plan submitted by the applicant and had concerns that there was not enough room for vehicles to maneuver in the parking lot and driveway. Depending on the final design of the site plan, some parking spaces may need to be located off-site.

Marge Schmuckal, Zoning Administrator, has reviewed the updated site plan and indicates that two of the steps on the Greenleaf Street building (closest to Greenleaf Street) do not meet the 10 foot side yard setback. The applicant is reviewing ways to address this concern.

Nearby Uses: The site is split by the B-2b zone on Washington Avenue (100 feet deep) and an R-6 zone. Along Washington Avenue there are several commercial buildings with residential uses on the upper floor. The remainder of the Washington-Monroe-Greenleaf-Oxford Street block is residential with a range of 1-6 unit buildings. The Kennedy Park housing development is across the street on Greenleaf Street.

Land Use Policy: R-7 Compact Urban Residential Overlay Zone

The policy statement of the R-7 Zone is shown below.

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As A New Vision For Bayside states: “A true urban district has a healthy mix of residences, and Bayside needs more housing to be a stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan.”

The first effort to address residential zoning issues in Bayside was the creation of the R-7 Zone to accommodate the Unity Village development. Unity Village has been an unqualified success. However it has become apparent that the R-7 concept needs further refinements in terms of flexibility (density, setbacks, etc) and design standards in order to encourage new housing and the objectives of the Bayside plan. The Planning Department is working on this assignment but we are several months away from completing draft revisions.

PROP has a number of housing proposals that could benefit from a R-7 designation now. Staff does not see a conflict with going forward with the R-7 map changes, since the new zoning text recommendation is likely to be more flexible and have a higher residential density than the existing text.

Motions For the Board to Consider

On the basis of plans and materials submitted by the applicant, the policies of the R-7 Compact Urban Residential Overlay Zone, the Comprehensive Plan, the information contained in Planning Board Report #3-02, and or other findings as follows:

The Board finds that:

1. The proposed zone map change in the vicinity of 49 Hanover Street (is or is not) consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore (recommends or does not recommend) to the City Council approval of the R-7 zone map change.
2. The proposed zone map change in the vicinity of Monroe Street and Greenleaf Street (is or is not) consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore (recommends or does not recommend) to the City Council approval of the R-7 zone map change.

Note: Choose properties to be included in the zone change.

PROP . . . 12-14 Monroe St./9 Greenleaf St.

PROP . . . 10 Monroe St.

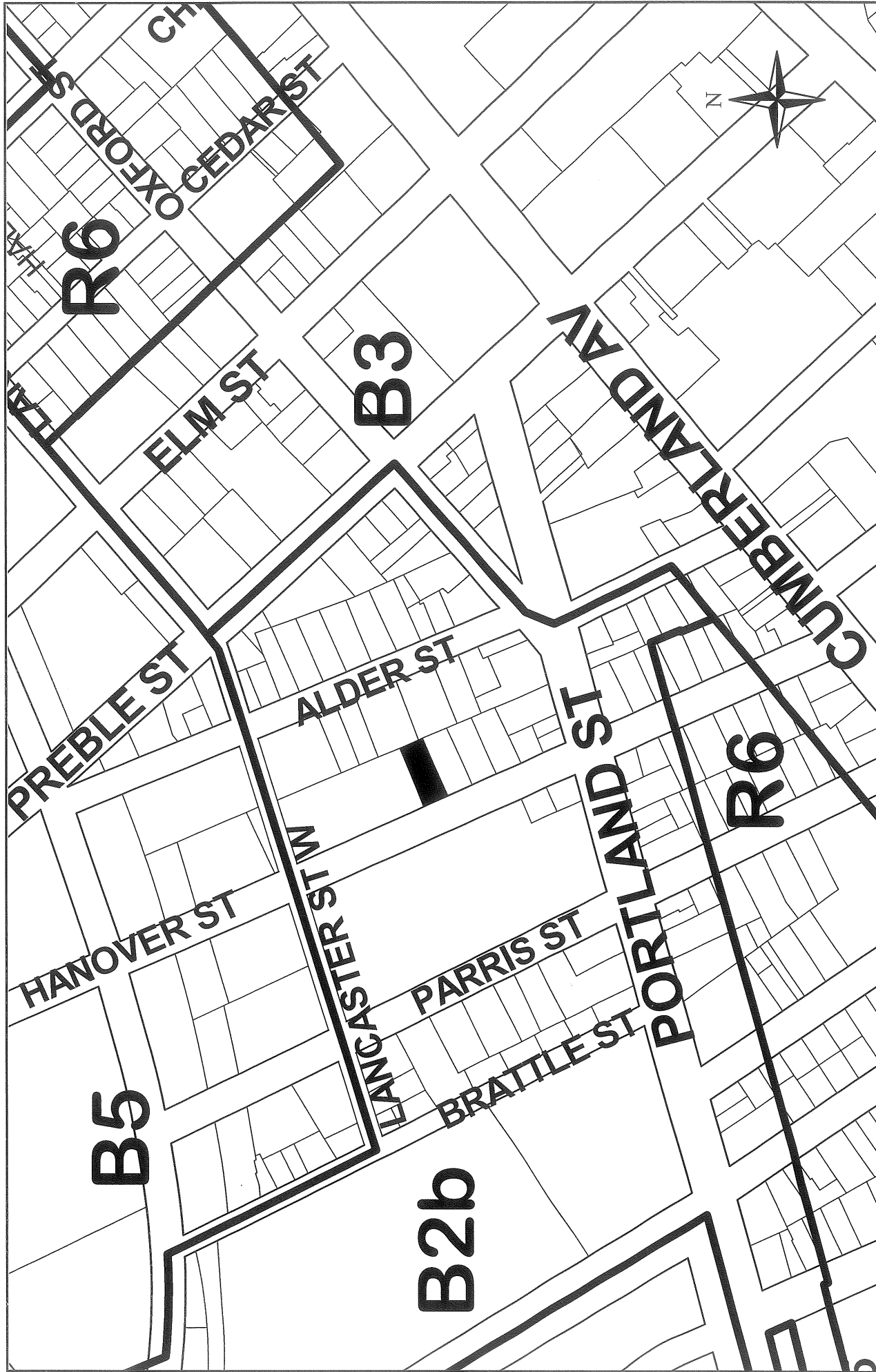
PROP . . . 6-8 Monroe St.

B. Chalmers . . . 16-20 Monroe St.

M. Derrig . . . 1-7 Greenleaf St., 13-15 E. Oxford St. Ext.

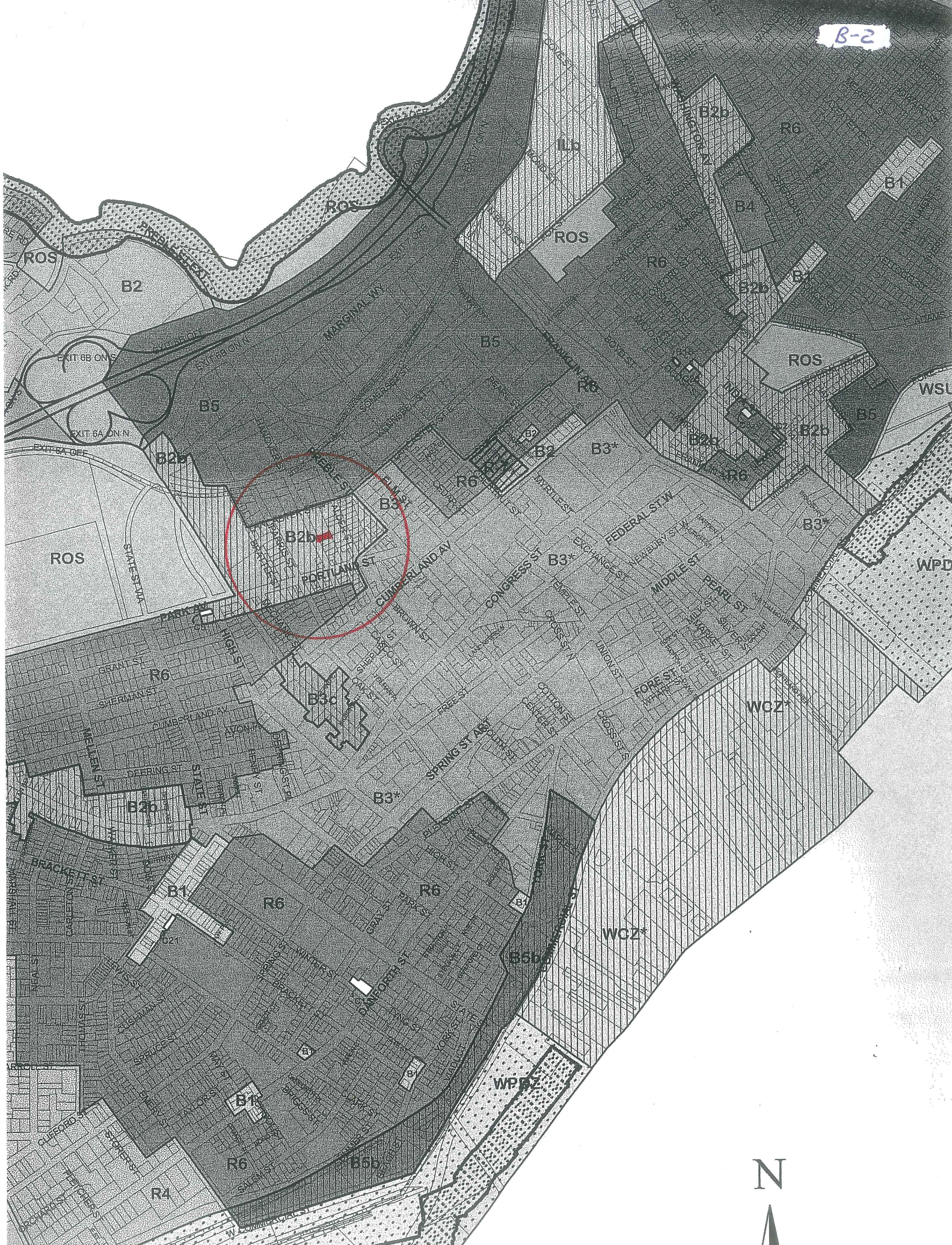
Attachments

- A. Hanover Street Zone Change Map
- B. Vicinity Map
- C. Site Plan/Building Elevation
- D. Zone Change Application
- E. Hanover Street Neighborhood Meeting
- F. Monroe Street/Greenleaf Street Zone Change Map
- G. Vicinity Map
- H. Monroe Street/Greenleaf Street Site Plan/Building Elevation
- I. Zone Change Application
- J. Monroe Street/Greenleaf Street Neighborhood Meeting



**Proposed Zone Change from B-2b Business
to R-7 Compact Urban Residential Overlay Zone
Vicinity of 49 Hanover Street**







APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

PROP
Name
510 Cumberland Avenue
Address
Portland, ME 04101
207-874-1140 207-874-1155
Phone Fax

2. Subject Property:

49 Hanover Street
Address
Portland, ME 04101
33-C-9
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

PROP
Name
510 Cumberland Avenue
Address
Portland, ME 04101
207-874-1140 207-874-1155
Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:
Property is scheduled to close on October 19, 2001

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

5. Existing Use:

Describe the existing use of the subject property: single family residential

7. Current Zoning Designation(s): B2b

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Three unit residential housing; three parking spaces
to be provided in the rear of the structure

A minor retaining wall may be added along the rear
(northwest corner)

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from B2b to R-7

B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. Application Fee: A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay the costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

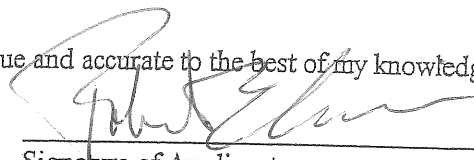
	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)

- Legal Advertisements (one for workshop and one for public hearing) percent of total bill
- Notices (one for workshop and one for public hearing) 40 cents each
- Text Amendments \$300.00

\$350.00 Amount of Fee

12. Signature: The above information is true and accurate to the best of my knowledge.

October 16, 2001
Date of Filing



Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

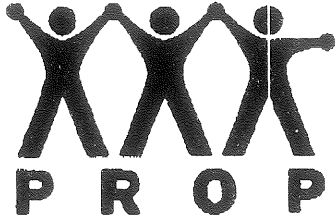
Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

0-4



People's Regional
Opportunity Program
510 Cumberland Avenue
Portland, Maine 04101
(800) 698-4959
or (207) 842-2989
fax (207) 842-2991
tty (207) 874-1013
www.propeople.org

- _____
P R O P F A M I L Y
- _____
P R O P H O M E
- _____
P R O P S E N I O R S
- _____
P R O P Y O U T H
- _____
P R O P C O M M U N I T Y

DATE: 1-16-01

TO: Shirley Robinson

BUSINESS NAME: Prop

FROM: Mary

RE: Deed - Hanover Street

NUMBER OF PAGES (incl. cover sheet): 2

SENDER'S INITIALS: J

NOTES: _____

Important confidentiality notice:

This facsimile transmission is intended for the use of the addressee named above only. It may contain information that is propriety, subject to attorney/client privilege or medical confidentiality, or otherwise confidential.

If you are not the intended recipient of this communication, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we can arrange for its return to us at no cost to you.

D-5

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

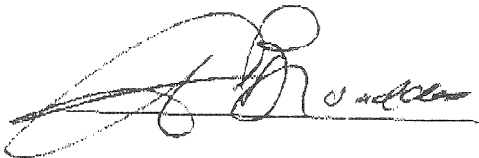
Maine Statutory Short Form
KNOW ALL MEN BY THESE PRESENTS,

THAT, I, DORIS STETSON, duly appointed and acting personal representative of the Estate of EDWARD M. STETSON, also known as EDWARD N. STETSON, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, Docket No. 2001-848, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, grant to PEOPLE'S REGIONAL OPPORTUNITY PROGRAM, also known as PROP, and its mailing address is 510 Cumberland Avenue, Portland, Maine 04101, a certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland, State of Maine, more particularly described as follows:

Reference to Exhibit A. attached hereto and incorporated herein.

WITNESS my hand and seal this / 9th day of October, 2001.

Signed, Sealed and Delivered
in Presence of



ESTATE OF EDWARD M. STETSON a/k/a
EDWARD N. STETSON


BY: DORIS STETSON
Personal Representative

STATE OF MAINE
CUMBERLAND, ss.

Then personally appeared the above-named DORIS STETSON, in her said capacity as Personal Representative of the ESTATE OF EDWARD M. STETSON, a/k/a EDWARD N. STETSON and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the ESTATE OF EDWARD M. STETSON a/k/a EDWARD N. STETSON

Date: 10-19-01

Before me,


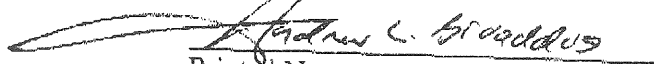

Notary Public/Attorney at Law

Printed Name

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Hanover Street, in Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Hanover Street distant one hundred ninety-five and one-half (195 ½) feet from the corner formed by the intersection of the northerly side of Portland Street and the easterly side of Hanover Street at the northwesterly corner of land formerly of B.F. Swett, and running thence northerly by said Hanover street, forty-one (41) feet to land now or formerly of E.R. Skillings; thence easterly by said Skillings land, ninety-six (96) feet, more or less, to land now or formerly of Charles Custis, once of Robert F. Green; thence southerly by said Custis or Green, land thirty-nine (39) feet, more or less, to said Swett land; thence westerly by said Swett land, ninety-five (95) feet, more or less, to said Hanover street and the point of beginning.

Being the same premises conveyed from Ernest A. Gibson to Edward Stetson by Warranty Deed dated March 31, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4192, Page 172.

**People's Regional Opportunity Program
Minutes of Hanover Street Community Meeting
Jan. 3, 2002
@ PSRC**

Introductions were made.

Overview: Betsy Sawyer-Manter welcomed everyone and reviewed PROP's experience in the field of housing and why and how it has responded to the RFP from the City of Portland. PROP has long been exposed to the need for affordable housing from the day-to-day contact we have with clients in need of housing.

PROP has chosen to target affordable family rental on scattered sites throughout the City of Portland. PROP is developing units in Westbrook, which will be home ownership opportunities.

Betsy reviewed a hand out with the group that outlined the features of the project.

Design: Scott Teas, of TFH Architects presented both drawings and a model of the proposed building for the Hanover Street site.

Features:

- 3 units; approximately 1300 sq/ft per unit
- 3 bedroom; 1½ bath
- Full basement
- Good sound insulation between floors.
- 1 flat; 2 townhouses
- 3 parking spaces in rear
- Need for R-7 zone change in order to place building closer to Public Works property line; limit to one off street parking space per unit, and to set the building close to street in keeping with the streetscape.
- The exterior will be a combination of vinyl siding and cement fiberboard.
- Modular construction; 8 boxes; built in factory and delivered and placed together on site with a crane.

Open Discussion:

- * Will PROP own and manage? YES
- * Timeline - Depends on city process; perhaps break ground April/May 2002. Still many steps in the process.
- Jan. 22nd Planning Board Public Hearing @ 7pm. This is a hearing on the zone change. PROP encourages the public to attend and comment.
- Costs of units - \$112,000/ unit includes land acquisition, soft costs, escrows, construction etc. (Construction costs \$57/sq.ft)

- Comment from Steve Hirshon – “Very thoughtful – in the context of the neighborhood, cost, etc.
- Has PROP pledged any funds or are they just depending on other financing? PROP is putting together financing and will be seeking a \$5000 developer’s fee per unit.
- Does PROP have any money into the project? Yes, PROP has much in architect fees and staff time. Betsy’s salary to do community involvement is paid for by PROP, not the project.
- This is a tax paying property.
- The city anticipates putting \$11-18k in HUD funds per unit.
- How much did Unity Village cost? Approximately \$155k per unit with no land costs.
- Does PROP plan to rehab buildings? Yes, whenever possible we try to rehab. PROP has some good examples in Westbrook and our 510 Cumberland Ave building. We also have a number of services such as low interest rehab loans, weatherization, heating system repair and replacement, homeownership training, and first time home purchase.
- What is the city’s plan for Hanover Street? Move public works and utilize property for commercial/residential.
- Does PROP allow pets? No, except for therapeutic reasons on a case-by-case basis.
- Tom Toye – “likes the concept and design”
- Bayside Housing Committee has endorsed the R-7 concept.
- How do we ensure that this stays under PROP’s management and guidance? Covenants in the funding documents.

Minutes by
Betsy Sawyer-Manter



**People's Regional
Opportunity Program**
510 Cumberland Ave
Portland ME 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org



Hanover Street Proposed Housing Development

One Building

Three Apartments (3 Bedroom Units)

Approximately 1300 Square Feet per Unit

Three Off Street Parking Spaces

PROP is Requesting an R-7 Zone Change

Buildings Are High Quality Modular Construction

All Units Will Be Affordable
(At or Under 80% of Median Income)

Examples of Rental Costs:

30% of Median Income = \$382/month

40% of Median Income = \$509/month

50% of Median Income = \$636/month

60% of Median Income = \$764/month

Community Meeting
Sign-in Sheet

1/3/02

Hanover St.

Name	Address	Phone	E-mail
Betsy Sawyer Hunter Joe Wyman	FRAP 516 Wood Cumberland 11 Sherman St.	874-1140 271-5965	BSM@Propeople.org jwyman@propeople.org
Aaron Shapiro	City of Portland Housing & Neighborhood Services 263 CUMBERLAND AVE.	874-8711	ajs@ci.portland.me.us
Charles St. Germain	9 PARIS ST Portland, ME 04101	773-0939	resg@worldnet.att.net
Tom TOYE	PO BOX 266 CAPE ELIZ. ME 04107	767-4915	TTOYE3@AOL.COM

Community Meeting
Sign-in Sheet

1/3/02

Hanover St

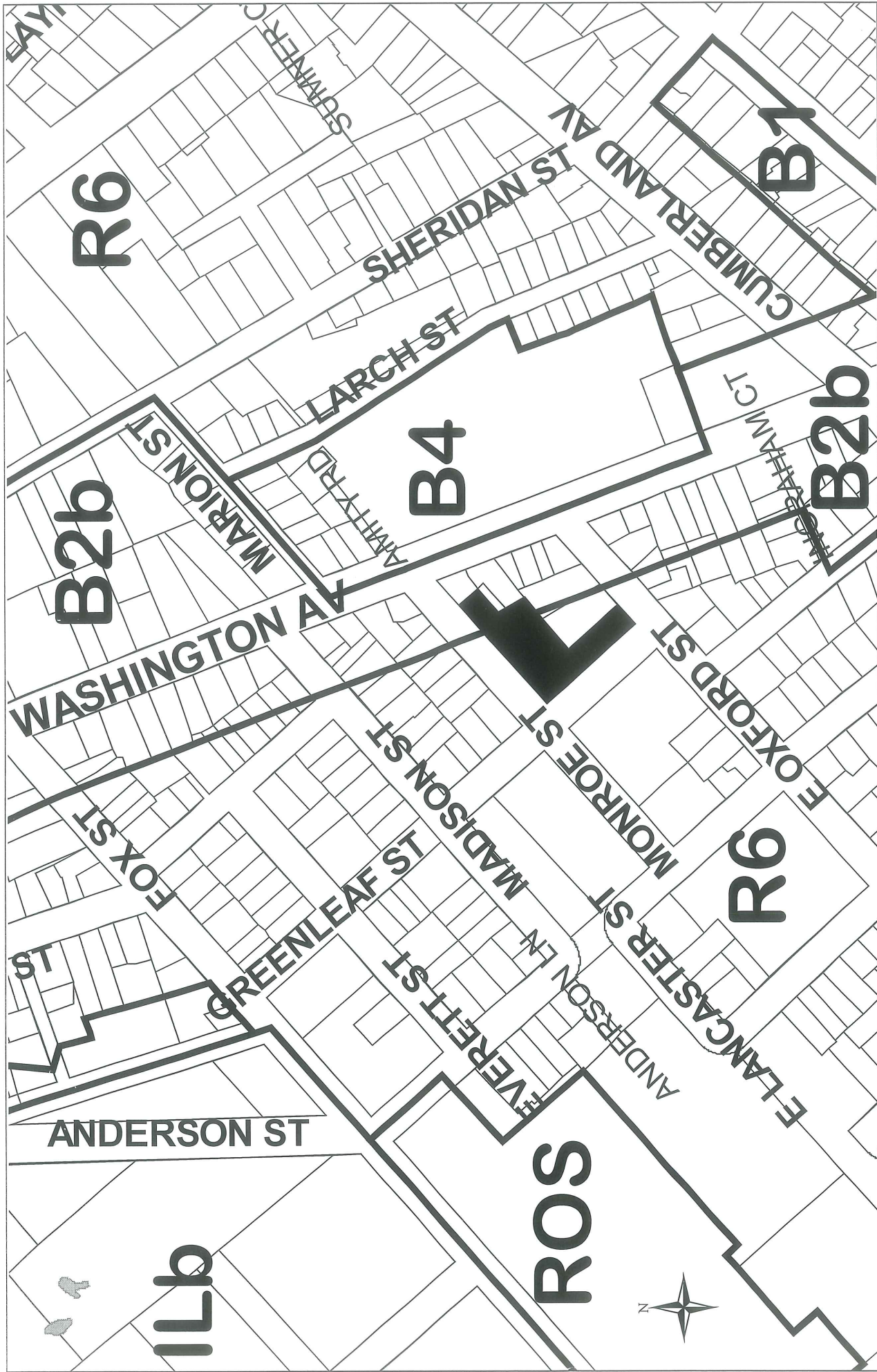
Name	Address	Phone	E-mail
Hilda Taylor	17 Hanover St	7619651	
Lynn McCloskey	27 Paris St	773-6517	
Colette Buchanan	18 Hanover St.	773-6787	
BILL CUNNINGHAM	251 CUMBERLAND AVE, APT #3	774-1344	WHAT'S THAT?
Thome Leota	51 Myrtle St	8719128	
Nancy Mineart	47 Hanover St.	772-0454	

Community Meeting
Sign-in Sheet

1/3/02

Hamover St.

Name	Address	Phone	E-mail
Andrea Elder	231 Cumberland Ave. #5	874-4710	Sandyelder@aol.com
Donna Yellen	PSRC Box 1495 PORTLAND 04104	775-0024	PREBLEST@AOL.COM (REMARK: ATTN: DONNA)
Steve Hirshon	18 Hamover St Portland 04101	773 6787	
+ Jae, Carla, Bob, Bob, Scott	18 Hamover St Portland 04101		



Proposed Zone Change from B-2b Business and R-6 Residential to R-7 Compact Urban Residential Overlay Zone

Vicinity of 6 - 20 Monroe St., 1 - 13 Greenleaf St. and 13 - 15 E. Oxford St. Ext.

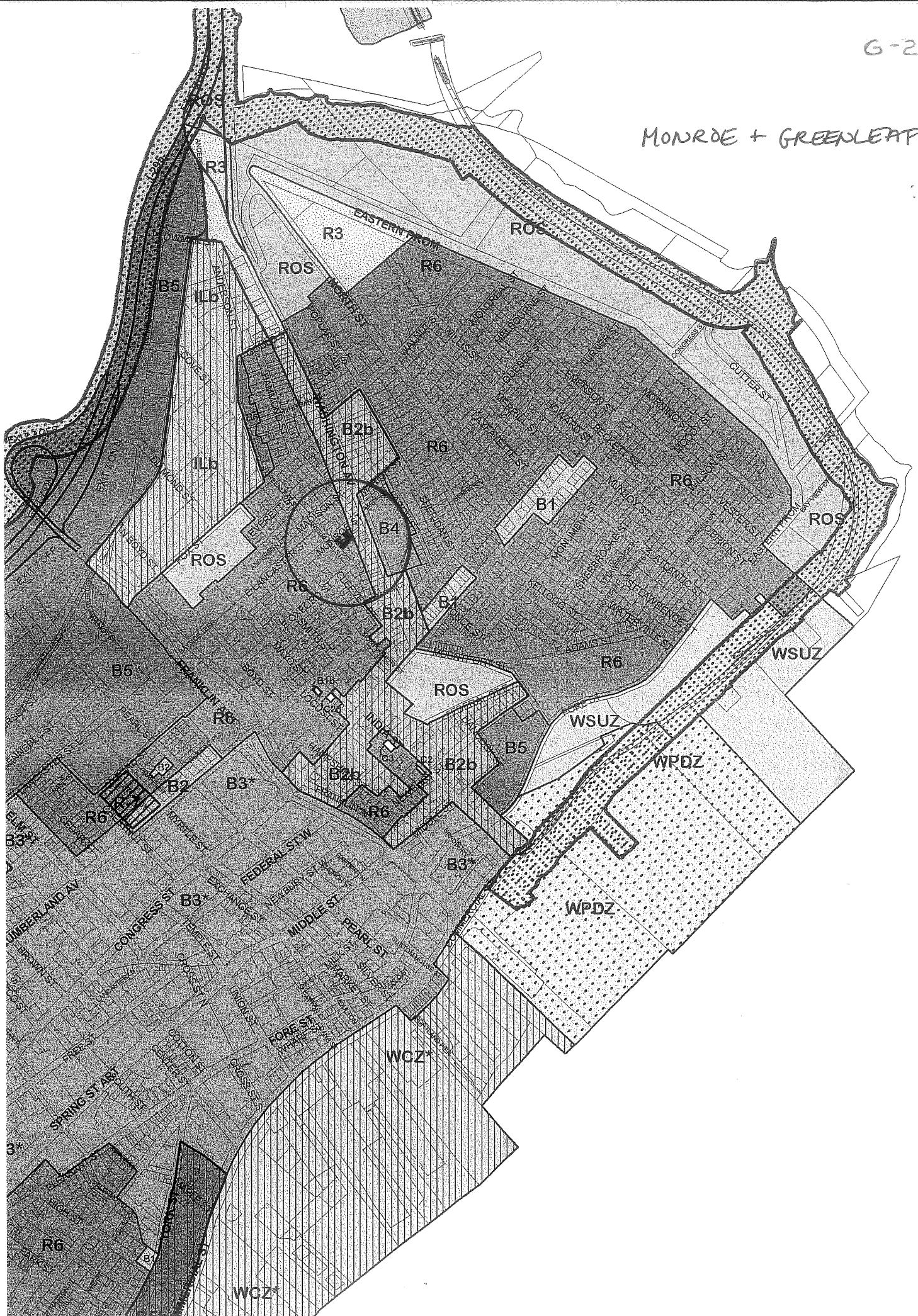


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14

10

MONROE + GREENLEAF





ATTACHMENT I-1

APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

PROP
 Name _____
 510 Cumberland Ave.
 Address _____
 Portland ME 04101

 207-874-1140 207-874-1155
 Phone Fax

2. Subject Property:

Monroe & Greenleaf Sts.
 Address _____
 Portland, ME

 13-C-1
 Assessor's Reference (Chart-Block-Lot)

Property Owner: Applicant Other

Nicholas DiPietro
 Name _____
 66 Independence Drive
 Address _____
 Westbrook, ME 04092

 878-6297
 Phone Fax

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Option to purchase dated September 17, 2001

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use:

I-2

Describe the existing use of the subject property: Open property with several fruit trees.

7. Current Zoning Designation(s): R6 & B3

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

PROP proposes to construct two triplex residential buildings
(6 units total) one fronting Greenleaf Street and one on
Monroe Street. Six parking spaces will be provided at the
interior of the lot.

Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R6/B2 to _____

B. _____ Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. _____ Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. Application Fee: A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement. I-3

	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)
• Legal Advertisements (one for workshop and one for public hearing)			percent of total bill	
• Notices (one for workshop and one for public hearing)			40 cents each	
• Text Amendments			\$300.00	

\$ 350.00 Amount of Fee

Signature: The above information is true and accurate to the best of my knowledge.

9-26-01
Date of Filing

Robert Elain
Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

PURCHASE AND SALES AGREEMENT

The names and addresses of the Seller is:

Nicholas DiPietro
66 Independence Drive
Westbrook, Maine 04092

The name and address of the Purchasers are:

Portland Regional Oppurtunity Program
510 Cumberland Ave.
Portland, Maine 04101

RECEIVED OF: Portland Regional Oppurtunity Program (hereinafter called "Purchaser") the sum of \$1,000.00 One Thousand Dollars upon acceptance as non refundable earnest money and in part payment of the purchase price of the following described real estate. Being an approximately 7655 square foot parcel situated in the City of Portland County of Cumberland State of Maine located at Monroe and Greenleaf Streets. Further described as Attachment A , marked "Standard Boundry Survey of Concetta DiPietrantonio Lot ", dated November 12, 1999.

Total Purchase Price being \$42,000.00 (Forty Two Thousand Dollars.)

The purchase price balance shall be paid in bank check at closing. The Purchase and Sales Agreement is subject to the following conditions:

1. **EARNEST MONEY/ ACCEPTANCE:** Nichalos DiPietro shall be named to hold non refundable earnest money and be consideration for securing the contract for sale for a sixty day period.
2. **TITLE & CLOSING:** That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Purchasers and this transaction shall be closed and Purchasers shall pay the balance due and execute all necessary papers on Monday November 19, 2001 or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Purchaser may, at its option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
3. **DEED:** That the property shall be conveyed by a Warranty deed by Personal Representative and shall be free and clear of all encumbrances except which are part of this agreement and all covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

4. **POSSESSION/OCCUPANCY:** Possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing.
5. **HOLD HARMLESS:** The Purchaser shall indemnify and hold the Sellers free and harmless from any or all demands, loss or liability resulting from the injury to or death of any person or persons because of the negligence of Purchaser or condition of the premises at any time or times after the date of possession of the premises delivered to the Purchaser.
6. **INSPECTIONS:** The purchaser accepts the property in its "as is, where is" condition.
7. **HEIRS/ASSIGNS:** This agreement shall be construed under the laws of the State of Maine and shall be binding upon the heirs, personal representatives, successors and assigns of the parties. This agreement may not be assigned by the Purchaser without the written permission of the Sellers which permission shall not be unreasonably withheld.
8. **RISK OF LOSS:** Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller.
9. **PRORATIONS:** The following items, where applicable shall be prorated as of the date of closing: real estate taxes (based on municipality's fiscal year) will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by the State of Maine.
10. **MEDIATION:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.
11. **DEFAULT:** In the event of default by the Purchaser, the Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Purchaser of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Purchaser or Seller.
12. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.
13. **COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.
14. **EFFECTIVE DATE:** This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to the Agent.

15. PERSONAL PROPERTY: none

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge Greater Portland Realty represents the Seller in this transaction and have received and reviewed Land Disclosure and Form #2 .

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine. The contract is signed, sealed and dated by the parties hereto as shown below:

EFFECTIVE DATE: September 17, 2001

<u>Nicholas DiPietro</u>	<u>9-18-01</u>	<u>Will A. [Signature]</u>	<u>9/18/01</u>
Nicholas DiPietro	Date	Witness	Date

<u>Robert Kane</u>	<u>9/17/01</u>	<u>Will A. [Signature]</u>	<u>9-17-01</u>
Robert Kane its Finance Director <i>Kane</i>	Date	Witness	Date

Memorandum

Project: PROP Monroe/Greenleaf Site Project No. 0110

Date: January 2, 2002

To: Leslie Kaynor Phone No. (207) 756-8346
Public Works Department Fax No.

From: Will Tinkelenberg Phone No. (207) 775-6141
TFH Architects Fax No. (207) 773-0194

Re: R-7 Zone Change Copy to: File

Leslie,

Enclosed please find the information you requested regarding property line bearings and distances for the Monroe/Greenleaf site.

Page 1 is the original drawing we sent which delineates the overall area of the zone change. As you and I had discussed, the triangular area is not to be included, as indicated.

Page 2 is a copy of a boundary survey I found subsequent to our conversation, which I believe shows the bearings and distances that you need – in particular the S64-39-06W (47.37) line along the stone retaining wall.

Please let us know if you need any further information!

Thank you, Will

cc: Rick Knowland, Planning Department

I-10

January 3, 2002

Rick:

This is in response to your request for further information in preparing the ad for the Monroe/Greenleaf zone change.

- 1.) The total land area of the zone change is approximately 18,000 square feet.

The proposed zone change applies to four existing properties. PROP presently has control of the two properties on Monroe Street closest to Washington Avenue (Assessor's map no. 13 block lots 6 and 2) the lower of which also has frontage on Greenleaf. The property closest to Washington presently contains a single family residence with plans to convert it to a three family dwelling. The lower parcel presently free of structures will under R7 support two triplex (three family) units (lot 2). PROP does not presently control the remaining properties on Greenleaf Street. However, we have explored the possibility of converting the existing two family building on the corner of Greenleaf and Monroe (lot 1) into a three family building with a third story addition. PROP does not at the present time have plans to purchase the remaining Greenleaf parcel that presently contains a single family house (lot 8).

The map that you faxed earlier today is correct in its identification of the area of the zone change, and the addresses are also correct.

Please let us know if you have any further questions,

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

I-11

From: Will Tinkelenberg <wjt@TFHArchitects.com>
To: "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>
Date: Wed, Jan 16, 2002 5:51 PM
Subject: Monroe/Greenleaf Housing

January 16, 2002

Rick:

This is to confirm that, as we discussed, PROP currently has no plans for the lot at the corner of Monroe and Greenleaf Streets, or for the lot at the corner of Greenleaf and the Oxford Street Extension (Chart 13, Block C, Lots 1 and 8, respectively) other than their inclusion in the R-7 zone change.

I will not be in tomorrow (Thursday) but will have Meredith from our office deliver the copies of the Site Plan to you. The deed for the Hanover Street property was delivered to your office today.

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

CC: "Scott Teas (E-mail)" <tst@tfharchitects.com>



**People's Regional
Opportunity Program**

510 Cumberland Avenue
Portland, Maine 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org

PROP FAMILY

PROP HOME

PROP SENIORS

PROP YOUTH

PROP COMMUNITY

January 8, 2002

Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland ME 04101

Dear Rick,

Enclosed are the "non-minutes" from our Monroe/Greenleaf Community meeting. By that I mean that we held the meeting on January 7th and only one community member came out and we had already met with her through the MHNO Housing Committee.

I "noticed" 263 owners in the area the week of December 17th; met with MHNO Housing Committee on December 27th (where I left 30 flyers for them to distribute); and I also had flyers distributed to all residents of Kennedy Park the week between Christmas and New Year's.

I will assume that we are still on for the January 22nd planning board meeting.

Sincerely,

Betsy Sawyer-Manter
Director of Community Initiatives

BSM:bl

**PROP'S COMMUNITY MEETING
PROPOSED HOUSING DEVELOPMENT
FOR
MONROE AND GREENLEAF STREETS
JANUARY 7, 2002**

The meeting was scheduled for 6:30 p.m. and at 6:45 Nini McManamy arrived. Nini has already been briefed on the project and had no comments or questions.

At 7:00 p.m., no other invitees had arrived so the meeting concluded.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'BSM', with a long horizontal flourish extending to the right.

Betsy Sawyer-Manter



**People's Regional
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510 Cumberland Ave
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(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org



PROP's Monroe and Greenleaf Streets Housing Development Proposal

Two Buildings

Three Apartments Per Building (3 bedroom units)

Approximately 1300 square feet per unit

Nine off street parking spaces

PROP is requesting an R-7 Zone change

Buildings are high quality modular construction

**4 units will be affordable
(at or under 80% of median income)**

2 units are market rate

Examples of rental costs

30% of median income = \$382/month

40% of median income = \$509/month

50% of median income = \$636/month

60% of median income = \$764/month

**Housing Development Voice Mail
874-1140 extension 228**

Community Meeting
Sign-in Sheet

1/7/02

Monroe + Greenleaf

Name	Address	Phone	E-mail
Betsy Gumpel Menden	PROP	874-1140 x329	BSM@propeople.org
Ava Gardner	PROP	761-2721	KennedyPK@propeople.org
Vivie McNamany	MHNO	871-7297	Vivikaine@aol.com
Carla Peterson	PROP	842-9888 x24	cpeterson@propeople.org
Leo K. Hursubise	1476 WASHINGTON AVE FOSTERLAND / PROP	878-9332	LHurtubi@cs.com
SCOTT TEAS	DIAMOND COVE GREAT DIAMOND SOUND	775-6141	TST@THARCHITECTS.COM

Community Meeting
Sign-in Sheet

1/7/02

Monroe & Cranleaf

Name	Address	Phone	E-mail
Ed Susbric	46 Kenwood St Portland ME 04102	772-5615	edsusbric@windnet. a17.net
Bob Cain	Prop		

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As *A New Vision For Bayside* states: "A true urban district has a healthy mix of residences, and Bayside needs more housing to be a stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan."

The first effort to address residential zoning issues in Bayside was the creation of the R-7 Zone to accommodate the Unity Village development. Unity Village has been an unqualified success. However it has become apparent that the R-7 concept needs further refinements in terms of flexibility (density, setbacks, etc) and design standards in order to encourage new housing and the objectives of the Bayside plan. The Planning Department is working on this assignment but we are several months away from completing draft revisions.

PROP has a number of housing proposals that could benefit from a R-7 designation now. Staff does not see a conflict with going forward with the R-7 map changes, since the new zoning text recommendation is likely to be more flexible and have a higher residential density than the existing text.

Zone Map Change #1 . . . 49 Hanover Street

This site is directly adjacent to the City of Portland Public Works complex. PROP would like to develop a small residential infill project at this site but it does not meet all of the R-6 requirements.

Existing Zoning:	B-2b
Land Area:	3,820 sq. ft.
Existing Use:	Single Family
Proposed Use:	Three Family Dwelling

The applicant proposes to remove an existing dilapidated single-family house on the site and replace it with a three dwelling unit building. The site is next to a heavy equipment parking lot of the Public Works Department. Across the street is the Public Works central maintenance facility.

A site plan and building elevation is shown on Attachment C. The building is 3 stories high and has a building footprint of about 1,344 sq. ft.

The driveway and 3 parking spaces are tight but are typical of many peninsula residential lots. The northerly building side yard is close to the line but the front, rear and southerly side yards, are ample to provide adequate light and air.

The design of the building features a gable to the street with porches on the first and second floor. The form and shape of the building is very compatible with the surrounding neighborhood.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . One of the side yards is 1 foot wide whereas the R-6 requires a minimum 10 foot side yard.

Parking . . . New construction in the R-6 requires 2 spaces per dwelling unit. The applicant proposes 1 space per dwelling unit or 3 spaces on the site. The R-7 requires 1 space per dwelling unit.

Nearby Uses: The neighboring area is characterized by a mix of residential, commercial and institutional uses. The Public Works maintenance facility is across the street. A Public Works heavy equipment parking lot is next to the site (northerly). Residential uses are found on the southerly and easterly sides of the site. Most of the lots in the Hanover-Lancaster-Alder-Portland Street block are residential. Along Portland Street there is a variety store, parking lot and a sign shop.

This area is typical of other residential areas in Bayside north of Cumberland Avenue and Portland Street - a one or two block of residential uses often with a mix of non-residential uses.

Zone Map Change #2 . . . 14 Monroe Street/9 Greenleaf Street

Existing Zoning: B-2b, R-6

Land Area: 7,655 sq. ft. plus additional properties

Existing Use: Vacant land plus additional properties with existing dwellings

Proposed Use: Two 3 Family Dwellings

This property is located in East Bayside on a sloping site one block from Washington Avenue. The property is odd shaped with frontage on two streets. Two 3 family dwellings are proposed. One of the buildings will be sited along the Monroe Street frontage with the second one along Greenleaf Street. It is anticipated that the parcel will be divided into separate lots for each building.

A site plan and building elevation is shown on Attachment F. The buildings appear nearly identical to the proposed Hanover Street building design. Both buildings are 24 ft. by 56 ft. with a building footprint of 1,344 sq. ft.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . The Greenleaf Street building would not meet the R-6 minimum 10 foot side yard. It would meet the R-7 standard of 10 feet from an adjoining structure. The Monroe Street building would also have a side yard issue if this site remains R-6.

Parking . . . New construction in the R-6 requires 2 spaces per dwelling unit. The R-7 requires 1 space per dwelling unit. Applicant is proposing 1 space for each dwelling.

Since the original application was filed, PROP has acquired 2 additional properties abutting this site. The first property (corner of Monroe and Greenleaf) is 3,280 sq. ft. in size and has an existing 3 family dwelling. The second property is a single family dwelling (corner of Oxford and Greenleaf) with 4,113 sq. ft. of land area.

The applicant has submitted 2 alternative design concepts which are shown as Attachment F-1 and F-2. Attachment F-1 is a 12-unit scheme involving 3 properties. Six units in 2 new three family dwellings and 6 units in 2 rehabilitated buildings. Attachment F-2 is a 9-unit scheme involving 2 properties. Six units in 2 new family dwellings and 3 units in 1 existing rehabilitated building. The applicant will need to finalize the design concept prior to the advertising of a public hearing so we know definitely what properties are involved in the zone change.

Given the slope conditions of the site, the applicant will need to demonstrate an appropriate design for the parking lot so that the spaces can be accommodated on the site. Both site alternatives show retaining walls.

Both parking layouts are tight. They will likely need to be modified to improve vehicle maneuvering within the parking lot. Alternative F-2 will likely require a vehicle to back out into the street.

Nearby Uses: The site is split by the B-2b zone on Washington Avenue (100 feet deep) and an R-6 zone. Along Washington Avenue there are several commercial buildings with residential uses on the upper floor. The remainder of the Washington-Monroe-Greenleaf-Oxford Street block is residential with a range of 1 and 6 unit buildings. The Kennedy Park housing development is across the street on Greenleaf Street.

Attachments

- A. Hanover Street Zone Change Application
- B. Hanover Street Vicinity Map
- C. Hanover Street Site Plan/Building Elevation
- D. Monroe Street/Greenleaf Street Zone Change Application
- E. Monroe Street/Greenleaf Street Vicinity Map
- F. Monroe Street Site Plan/Building Elevation

From: Will Tinkelenberg <wjt@TFHArchitects.com>
To: "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>
Date: Wed, Nov 7, 2001 7:07 PM
Subject: Hanover & Monroe/Greenleaf Zone Changes

Mr. Knowland:

The drawings will be delivered to your office Thursday morning, after all.
My apologies for the delay.

The following is in response to your e-mail of November 1 to Scott:

Hanover Street Zone Change

1. We have a copy of PROPs right, title and interest in the property, which should be enroute.
2. We have revised the Site Plan to include the requested information.
3. R-7 zoning is being requested for its reduced set-back requirements and for its less stringent parking requirements, both of which are necessary in order to make this a viable, cost effective infill development.
4. The land area of the site, in square feet, is indicated on the Site Plan.
5. We are in the process of having the property reviewed in order to ascertain what type of survey work is necessary, and will have such work completed.
6. We have revised the Site Plan to include portions of the buildings adjacent to the site.
7. We will advise our client of the need to legally document the necessary construction easement.

Monroe/Greenleaf Zone Change

1. We are indicating two lots such that the side yard of the proposed Greenleaf Street building will indeed be a sideyard.
2. We have revised the Site Plan to include the requested information.
3. R-7 zoning is being requested for its reduced set-back requirements and for its less stringent parking requirements, both of which are necessary in order to make this a viable, cost effective infill development.
4. The land area of the site, in square feet, is indicated on the Site Plan.
5. Parking is shown on the Site Plan.
6. We are showing topography on the site plans, and have added retaining walls as necessary.

I will be out of the office Thursday and Friday, so please contact Scott if you need any additional information at 775-6141.

Thank you! Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, ME 04101
wjt@tfharchitects.com

TST @ T&H Architects - Monroe

Dimensions

$$\begin{array}{r} 60 \\ 59 \\ \hline 540 \\ 180 \\ \hline 2344 \end{array}$$

land area

Sideyard setback problem on Monroe St

$$\begin{array}{r} 725 \\ 2 \\ \hline 2275 \end{array}$$

² Sideyard problem on Greenleaf St

$$10 + 0 = 10$$

problem: Merge consider side yard to be rear yard

if lot is divided up not a problem

parking doesn't have to be on the same lot

step slope |||

* verify parking

show grade retaining wall

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX TRANSMISSION COVER SHEET

Date: 1-2-02

To: SCOTT TGAJ AND WILL TINKELNBELL

Company: _____

Fax #: 773-0194

From: RICK KNOWLAND

RE: SCOTT AND WILL - I AM PUTTING TOGETHER

THE AD FOR THE MONROE AND GREENLEAF ZONE CHANGE

BUT IT WOULD BE HELPFUL IF I COULD HAVE SOME MORE

INFO.

. TOTAL LAND AREA OF THE ZONE CHANGE

. # OF DWELLING UNITS PROPOSED

. CONFIRM MAP AND ADDRESS OF THE ZONE CHANGE
OF THE ZONE CHANGE (SEE ATTACHED MAP)

IT WOULD BE GREAT IF YOU COULD GET THE INFO TO ME BY

TODAY BECAUSE I NEED TO SEND OVER THE AD TO THE NEWSPAPER
BY TOMORROW. MY TEL # IS 874-8725 THANKS

YOU SHOULD RECEIVE 2 PAGE(S), RK

INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL (207)874-8721 OR (207)874-8719.

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX TRANSMISSION COVER SHEET

Date: 11-13-01

To: SCOTT TBAJ

Company: _____

Fax #: 773-0194

From: R. KNOWLAND

RE: SCOTT - STAFF MGTG MINUJ ATTACHMENTS

ALSO P.R. ACCORD. SEE YOU TODAY AT 3:30

YOU SHOULD RECEIVE _____ PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL (207)874-8721 OR (207)874-8719.

January 3, 2002

Rick:

This is in response to your request for further information in preparing the ad for the Monroe/Greenleaf zone change.

- 1.) The total land area of the zone change is approximately 18,000 square feet.

The proposed zone change applies to four existing properties. PROP presently has control of the two properties on Monroe Street closest to Washington Avenue (Assessor's map no. 13 block lots 6 and 2) the lower of which also has frontage on Greenleaf. The property closest to Washington presently contains a single family residence with plans to convert it to a three family dwelling. The lower parcel presently free of structures will under R7 support two triplex (three family) units (lot 2). PROP does not presently control the remaining properties on Greenleaf Street. However, we have explored the possibility of converting the existing two family building on the corner of Greenleaf and Monroe (lot 1) into a three family building with a third story addition. PROP does not at the present time have plans to purchase the remaining Greenleaf parcel that presently contains a single family house (lot 8).

The map that you faxed earlier today is correct in its identification of the area of the zone change, and the addresses are also correct.

Please let us know if you have any further questions,

Thank you! -Will

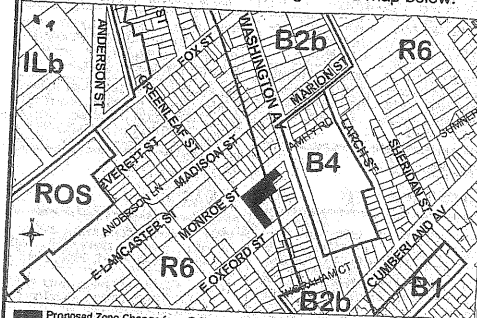
Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

AN IMPORTANT NOTICE FROM THE CITY OF PORTLAND PLANNING OFFICE

WHAT: The Portland Planning Board will hold a public hearing to consider a proposal by Portland Regional Opportunity Program (PROP) for a rezoning from B-2b and R-6 to R-7 as delineated on the fragmented map below.



Proposed Zone Change from B-2b Business and R-6 Residential to R-7 Compact Urban Residential Overlay Zone
 Vicinity of 6 - 20 Monroe St., 1 - 13 Greenleaf St. and 13 - 15 E. Oxford St. Ext.
 Map prepared by the City of Portland's Department of Planning & Urban Development & the GIS Workgroup. November 2001

A request has been made to rezone these properties to the R-7 Compact Urban Residential Overlay Zone to allow a multi-family development in the vicinity of 6 through 20 Monroe St., 1 through 13 Greenleaf St. and 13-15 E. Oxford St. Ext. If this zone change were approved, the applicant proposes to construct 2 three family dwellings, convert an existing single-family building to a three-family and possibly convert a two-family building to a three-family.

The land area of the zone change is about 18,000 sq. ft.

WHEN: Tuesday January 22, 2002
 6:00 p.m.
 City Hall, Room 209, 2nd Floor

FOR MORE INFORMATION:

Further information on the rezoning is available in the Portland Planning Department, 4th Floor, City Hall. If you wish to submit written comments, address them to Richard Knowland, Senior Planner, Planning Department, City Hall, 4th Floor, 389 Congress Street, Portland, Maine 04101, contact by phone at 874-8725 or e-mail at rwk@ci.portland.me.us

When inquiring about this project, please reference application #105.

840324

LEGAL ADVERTISEMENT

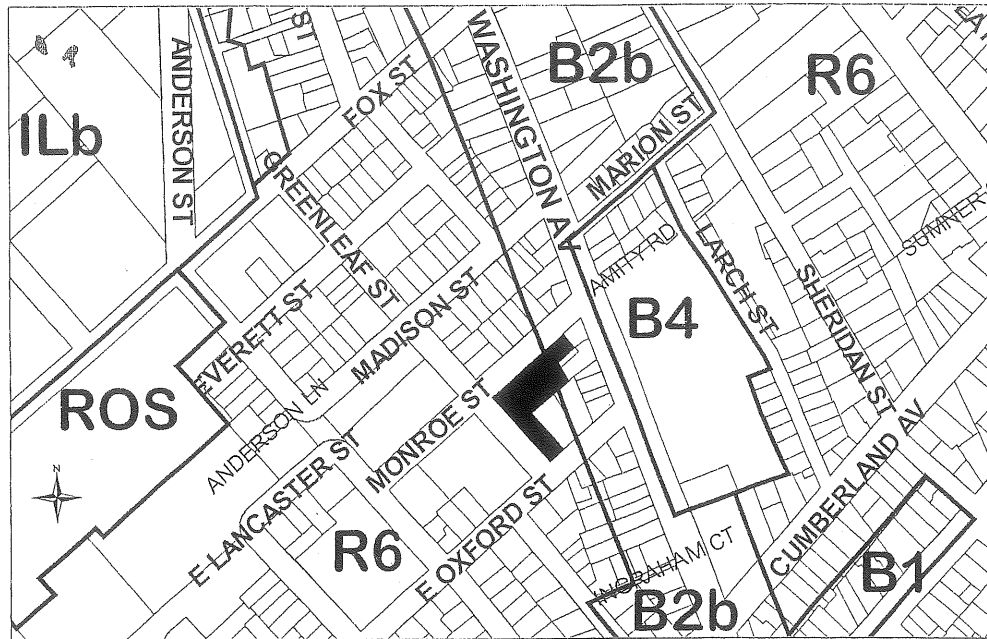
LEGAL ADVERTISEMENT

1-7-2002

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When inquiring about this project, please reference application #105.

From: Sarah Hopkins
To: Penny Littell
Date: Tue, Jan 15, 2002 9:23 AM
Subject: Re: neighborhood meeting requirement

Their site plan will be more detailed than what they showed during their zone change neighborhood meeting, but it is mostly the same layout. Isn't that right Rick?

-s

>>> Penny Littell 01/14 8:24 AM >>>

It seems to me that a zone change is one issue whereas a site plan is another. Do you know if they presented the full site plan (i.e. 6 units and 3 units) at the neighborhood meeting along with the zone change request?

>>> Sarah Hopkins 01/11 3:26 PM >>>

I've got a question for you...

PROP has two zone changes under review. They have already held their n'hood meetings. They want to come back for the apartment site plans right away and may choose to skip a workshop. There will be 6 units on Monroe St and 3 units on Hanover.

Are they required to hold additional neighborhood meetings or can we consider them done since they met with n'bors for the zone change?

A similar question came up with the Allen Ave project and is likely to occur again.

Hmm?

-s

CC: KNOWLAND, RICK

4
5

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX TRANSMISSION COVER SHEET

Date: 1-17-02

To: SCOTT TGAJ WILL TINKLENBORG

Company: _____

Fax #: 773-0194

From: RICK KNOWLAND

RE: PROP ZONE CHANGE - SEE ATTACHED MEMO

YOU SHOULD RECEIVE 4 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL (207)874-8721 OR (207)874-8719.

1-17-02

TO: SCOTT TEAJ
WILL TINKELBERG

FROM: RICK KNOWLAND

RE: PROP ZONE CHANGE

THIS AFTERNOON I REVIEWED WITH MARCO SCHMUCKAL (ZONING ADMINISTRATOR) THE REVISED SITE PLAN THAT WAS DROPPED OFF TODAY. THERE IS AN ISSUE WITH REGARD TO STEPS BEING WITHIN THE 10 FOOT SETBACK BETWEEN BUILDINGS.

THE TWO "SIDYARD STEPS" ON THE GREENLEAF ST. BUILDING WILL NEED TO BE CHANGED. SEE ATTACHED DRAWING. THE IMPLICATIONS ARE THAT STEPS CLOSEST TO GREENLEAF ST. WILL NEED TO BE TAKEN OUT OF THE SIDYARD, AND THEREFORE THE STEPS MUST FACE GREENLEAF ST.

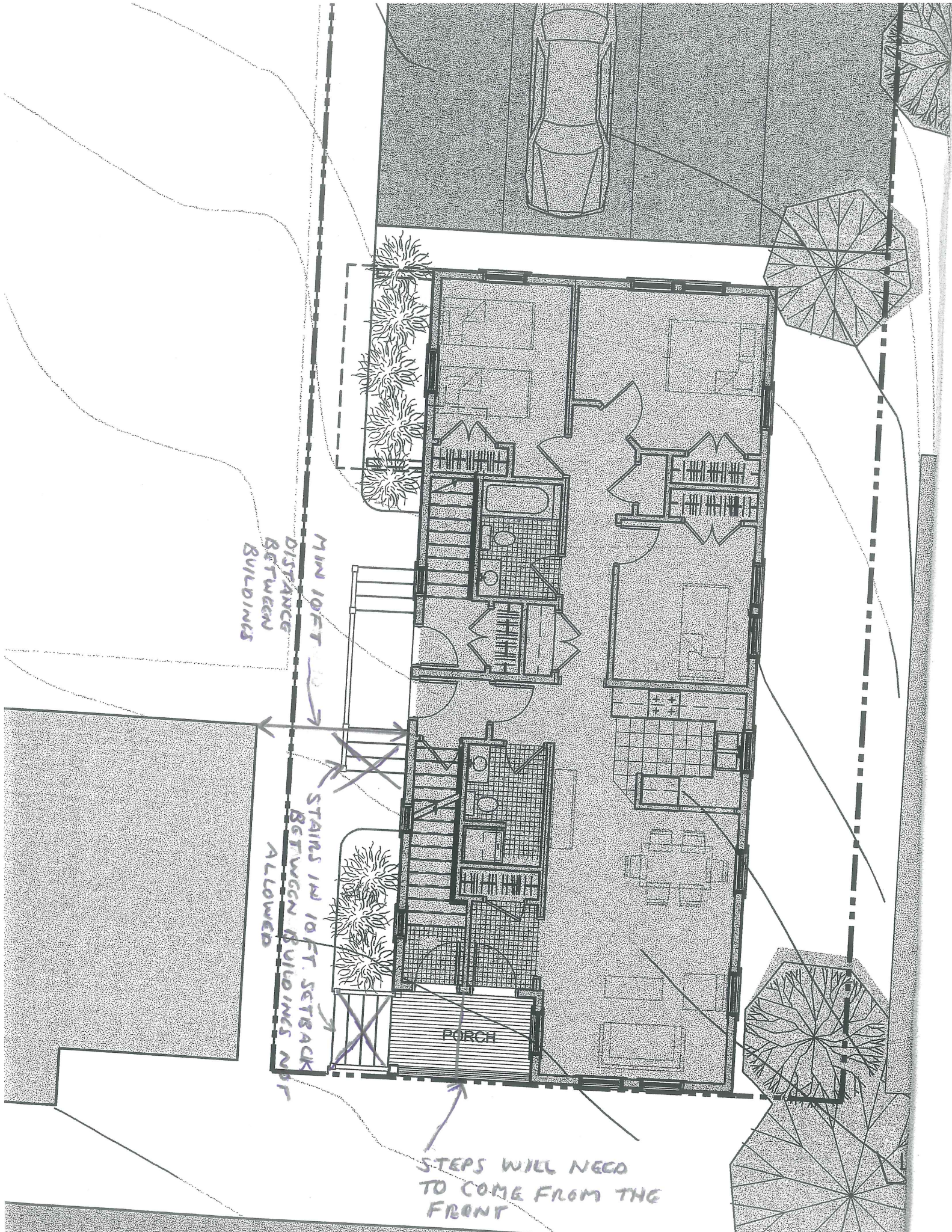
PART OF THE OTHER STAIRWAY WILL NEED TO BE REMOVED. SEE THE "X". THE REMAINDER IS OK.

WE DID NOT NOTICE THIS AS AN ISSUE ON EARLIER PLANS OTHERWISE WE WOULD HAVE LET YOU KNOW.

THE ONLY OTHER ZONING CONCERN IS THAT IF YOU

HAVE INDIVIDUAL LOTS FOR THIS DEVELOPMENT THAT
THERE BE ENOUGH LAND AREA FOR DWELLING.

RK

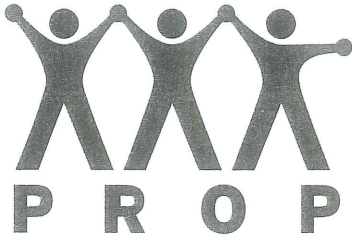


MIN 10 FT
DISTANCE
BETWEEN
BUILDINGS

STAIRS IN 10 FT. SETBACK
BETWEEN BUILDINGS NOT
ALLOWED

PORCH

STEPS WILL NEED
TO COME FROM THE
FRONT



**People's Regional
Opportunity Program**

510 Cumberland Avenue
Portland, Maine 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org

PROPFAMILY

PROPHOME

PROSENIORS

PROYOUTH

PROCOMMUNITY

December 14, 2001

Mr. Rick Knowland
Senior Planner
City of Portland
Planning Department
389 Congress Street
Portland ME 04101

Dear Rick:

I wanted to do a quick follow up in writing of the discussion we had the other day regarding PROP's placement on the January 22nd Planning Board agenda.

PROP will hold the following community meetings:

January 3 – Hanover Street; notices sent 12/11/01.

January 7 – Monroe/Greenleaf Streets; notices sent 12/12/01.

I will plan to have the minutes for both meetings as well as the attendance list to you by January 9. You indicated that it would give you adequate time to notice the neighborhoods for the January 22nd meeting.

Thanks again for your time.

Sincerely,


Betsy Sawyer-Manjer
Director of Community Initiatives

BSM:dl

Cc: Bob Cain

SARAH

FBI, IN THIS

OK?

RIK

YUP.

Will Tinkelenberg

To: Rick Knowland (E-mail)
Cc: Scott Teas (E-mail)
Subject: Hanover & Monroe/Greenleaf Zone Changes

Mr. Knowland:

The drawings will be delivered to your office Thursday morning, after all. My apologies for the delay.

The following is in response to your e-mail of November 1 to Scott:

Hanover Street Zone Change

1. We have a copy of PROPs right, title and interest in the property, which should be enroute.
2. We have revised the Site Plan to include the requested information.
3. R-7 zoning is being requested for its reduced set-back requirements and for its less stringent parking requirements, both of which are necessary in order to make this a viable, cost effective infill development.
4. The land area of the site, in square feet, is indicated on the Site Plan.
5. We are in the process of having the property reviewed in order to ascertain what type of survey work is necessary, and will have such work completed.
6. We have revised the Site Plan to include portions of the buildings adjacent to the site.
7. We will advise our client of the need to legally document the necessary construction easement.

Monroe/Greenleaf Zone Change

1. We are indicating two lots such that the side yard of the proposed Greenleaf Street building will indeed be a sideyard.
2. We have revised the Site Plan to include the requested information.
3. R-7 zoning is being requested for its reduced set-back requirements and for its less stringent parking requirements, both of which are necessary in order to make this a viable, cost effective infill development.
4. The land area of the site, in square feet, is indicated on the Site Plan.
5. Parking is shown on the Site Plan.
6. We are showing topography on the site plans, and have added retaining walls as necessary.

I will be out of the office Thursday and Friday, so please contact Scott if you need any additional information at 775-6141.

Thank you! Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, ME 04101
wjt@tfharchitects.com

Transmittal Letter

Rick - Monroe R-7

Project: Scattered Housing

Project No.: 110

Date: 09/25/01

To: **Marge Schmuckal**
 Zoning Administrator
 Planning & Urban Development
 City of Portland
 389 Congress Street
 Portland, ME 04101

Phone No.:
Fax No.:

If enclosures are not as noted, please inform us immediately.

*Received
 9/25/01
 referred to
 Planning*

We transmit:

- Herewith Under separate cover via _____
 In accordance with your request HAND DELIVERED _____

For your:

- Approval Distribution to Parties Information
 Record Review and Comment
 Use _____

The following:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproducibles Product Literature
 Change Order Other: Application for Zoning Amendment

Copies	Date	Rev. No.	Description	Action
1	9-26-01		Application for Zoning Amendment	
1	9-17-01		Purchase and Sale Agreement	
1			8-1/2" x 11" City of Portland Area Map	
1	11/12/99		Site Map	
1			Application Fee Check	
1	9-25-01		Sketch Plan	

Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as noted below under Remarks
 B. No action required E. See Remarks below
 C. For signature and return to this office

Remarks:

Copies to: Bob Cain File	<input type="radio"/>	TFH Architects, P. A. 100 Commercial Street Portland Maine 04101 Telephone 207-775-6141 Fax No.: 207-773-0194 By: Lori Rohr
	<input type="radio"/>	
	<input checked="" type="radio"/>	
	<input type="radio"/>	
	<input type="radio"/>	
	<input type="radio"/>	

PLANNING BOARD REPORT #3-02

**HANOVER STREET R-7 ZONE CHANGE
MONROE STREET AND GREENLEAF STREET R-7 ZONE CHANGE
PEOPLES REGIONAL OPPORTUNITY PROGRAM, APPLICANT**

Submitted to:

Portland Planning Board
Portland, ME

January 22, 2002

I. INTRODUCTION

A public hearing has been scheduled to consider several zoning map changes in the Bayside area to accommodate infill housing developments. The applicant is People's Regional Opportunity Program (PROP). Both zone changes involve the R-7 (Compact Urban Residential Overlay Zone).

The first zone change involves a small parcel on Hanover Street (next to the City of Portland Public Works complex). A three-unit dwelling is proposed. The second zone change on Monroe and Greenleaf Streets (East Bayside), involves construction of 2 three-unit dwellings.

139 notices were sent to area residents for the Hanover zone change while 275 notices were sent for the Monroe/Greenleaf zone change. The applicant held neighborhood meetings on January 3rd (for Hanover) and January 7th (for Monroe/Greenleaf).

Zone Map Change #1. . . 49 Hanover Street

This site is directly adjacent to the City of Portland Public Works complex. PROP would like to develop a small residential infill project at this time but the proposal does not meet all of the R-6 requirements.

Existing Zoning: B-2b
Land Area: 3,820 sq. ft.
Existing Use: Single Family
Proposed Use: Three Family Dwelling

The applicant proposes to remove an existing debilitated single-family house on the site and replace it with a three dwelling unit building. The site is next to a heavy equipment parking lot of the Public Works Department. Across the street is the Public Works central maintenance facility.

A site plan and building elevation is shown on Attachment C. The building is three stories high and has a building footprint of about 1,344 sq. ft.

The driveway and three parking spaces are tight but are typical of many peninsula residential lots. The northerly building side yard is close to the lot line but the front, rear and southerly side yards, are ample to provide adequate light and air.

The design of the building features a gable to the street with porches on the first and second floor. The form and shape of the building is very compatible with the surrounding neighborhood.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . One of the side yards is 1 foot wide whereas the R-6 requires a minimum 10 foot side yard. The R-7 side yard requirement is measured between buildings (minimum 10 feet separation).

Parking . . . New construction in the R-6 requires two spaces per dwelling unit. The applicant proposes one space per dwelling unit or three spaces on the site. The R-7 requires one space per dwelling unit.

Nearby Uses: The neighboring area is characterized by a mix of residential, commercial and institutional uses. The Public Works central maintenance facility is across the street. The Public Works heavy equipment parking lot is next to the site (northerly). Residential uses are found on the southerly and easterly sides of the site. Most of the lots in the Hanover-Lancaster-Alder-Portland Street block are residential. Along Portland Street there is a variety store, parking lot and a sign shop.

This area is typical of other residential areas in Bayside north of Cumberland Avenue and Portland Street - a one or two block of residential uses often with a mix of non-residential uses.

Zone Map Change #2 . . . 14 Monroe Street/9 Greenleaf Street

Existing Zoning: B-2b, R-6

Land Area: 10,742 sq. ft. (approx.)

Existing Use: Vacant land plus additional properties with existing dwellings

Proposed Use: Two 3 Family Dwellings

For purposes of holding a public hearing, five parcels were advertised as part of the public hearing. PROP controls three parcels, which is reflected in their submitted site plan. There are two other parcels included in the zone change, (owned by B. Chalmers and M. Derrig) which PROP does not control. PROP does not anticipate acquiring these parcels at this time.

Owner	Address	Assessors	Land Area	Current Use
		C-B-L		
N. DiPietro (PROP)	12-14 Monroe St, 9 Greenleaf St.	13-C-2	7,484 sq. ft.	Vacant

R. & P. DiPietro (PROP)	10 Monroe St.	13-C-6	1,438 sq. ft.	Vacant
R. DiPietro (PROP)	6-8 Monroe St	13-C-4	1,820 sq. ft.	2-Family
B. Chalmers	16-20 Monroe St. 13 Greenleaf St.	13-C-1	3,280 sq. ft.	3-Family
M. Derrig	1-7 Greenleaf St. 13-15 E. Oxford St. Ext	13-C-8	4,113 sq. ft.	1-Family

PROP's parcels are located in East Bayside on a sloping site within one block of Washington Avenue. The property is odd shaped with frontage on two streets. Two 3-family dwellings are proposed. One of the buildings will be sited along the Monroe Street frontage with the second one along Greenleaf Street. PROP also anticipates converting the two-family residence at 6-8 Monroe Street into a three family.

A site plan and building elevation is shown on Attachment H. The buildings appear nearly identical to the proposed Hanover Street building design. Both buildings are 24 ft. by 56 ft. with a building footprint of 1,344 sq. ft.

The applicant is requesting an R-7 designation because the development does not meet the following R-6 requirements.

Side Yard Setback . . . The Greenleaf Street building would not meet the R-6 minimum 10 foot side yard. It would meet the R-7 standard of 10 feet from an adjoining structure. The Monroe Street building would also have a side yard issue if this site remains R-6.

Parking . . . New construction in the R-6 requires one space per dwelling unit. The R-7 requires one space per dwelling unit. Applicant is proposing one space for each dwelling.

The applicant has submitted an updated site plan (1-16-02). The concept involves the construction of 2 three family dwellings and three dwellings in one existing rehabilitated building for a total of nine units. This version of the plan does not have dimensions (we have requested one) but it appears to meet the minimum 10-foot setback between buildings.

The site is steep so a retaining wall will need to be installed along the Washington Avenue side of the property.

Nine parking spaces are shown on the site but the parking layout is tight. Larry Ash, City Traffic Engineer, reviewed an initial site plan submitted by the applicant and had concerns that there was not enough room for vehicles to maneuver in the parking lot and driveway. Depending on the final design of the site plan, some parking spaces may need to be located off-site.

Marge Schmuckal, Zoning Administrator, has reviewed the updated site plan and indicates that two of the steps on the Greenleaf Street building (closest to Greenleaf Street) do not meet the 10 foot side yard setback. The applicant is reviewing ways to address this concern.

Nearby Uses: The site is split by the B-2b zone on Washington Avenue (100 feet deep) and an R-6 zone. Along Washington Avenue there are several commercial buildings with residential uses on the upper floor. The remainder of the Washington-Monroe-Greenleaf-Oxford Street block is residential with a range of 1-6 unit buildings. The Kennedy Park housing development is across the street on Greenleaf Street.

Land Use Policy: R-7 Compact Urban Residential Overlay Zone

The policy statement of the R-7 Zone is shown below.

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

The R-7 Zone concept was developed to address the need for infill housing opportunities in Bayside and other areas of the peninsula. As A New Vision For Bayside states: "A true urban district has a healthy mix of residences, and Bayside needs more housing to be a stable and vital neighborhood. Portland will have to revise zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan."

The first effort to address residential zoning issues in Bayside was the creation of the R-7 Zone to accommodate the Unity Village development. Unity Village has been an unqualified success. However it has become apparent that the R-7 concept needs further refinements in terms of flexibility (density, setbacks, etc) and design standards in order to encourage new housing and the objectives of the Bayside plan. The Planning Department is working on this assignment but we are several months away from completing draft revisions.

PROP has a number of housing proposals that could benefit from a R-7 designation now. Staff does not see a conflict with going forward with the R-7 map changes, since the new zoning text recommendation is likely to be more flexible and have a higher residential density than the existing text.

Motions For the Board to Consider

On the basis of plans and materials submitted by the applicant, the policies of the R-7 Compact Urban Residential Overlay Zone, the Comprehensive Plan, the information contained in Planning Board Report #3-02, and or other findings as follows:

The Board finds that:

1. The proposed zone map change in the vicinity of 49 Hanover Street (is or is not) consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore (recommends or does not recommend) to the City Council approval of the R-7 zone map change. 5-0
2. The proposed zone map change in the vicinity of Monroe Street and Greenleaf Street (is or is not) consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore (recommends or does not recommend) to the City Council approval of the R-7 zone map change. 5-0

Note: Choose properties to be included in the zone change.

PROP . . . 12-14 Monroe St./9 Greenleaf St.

PROP . . . 10 Monroe St.

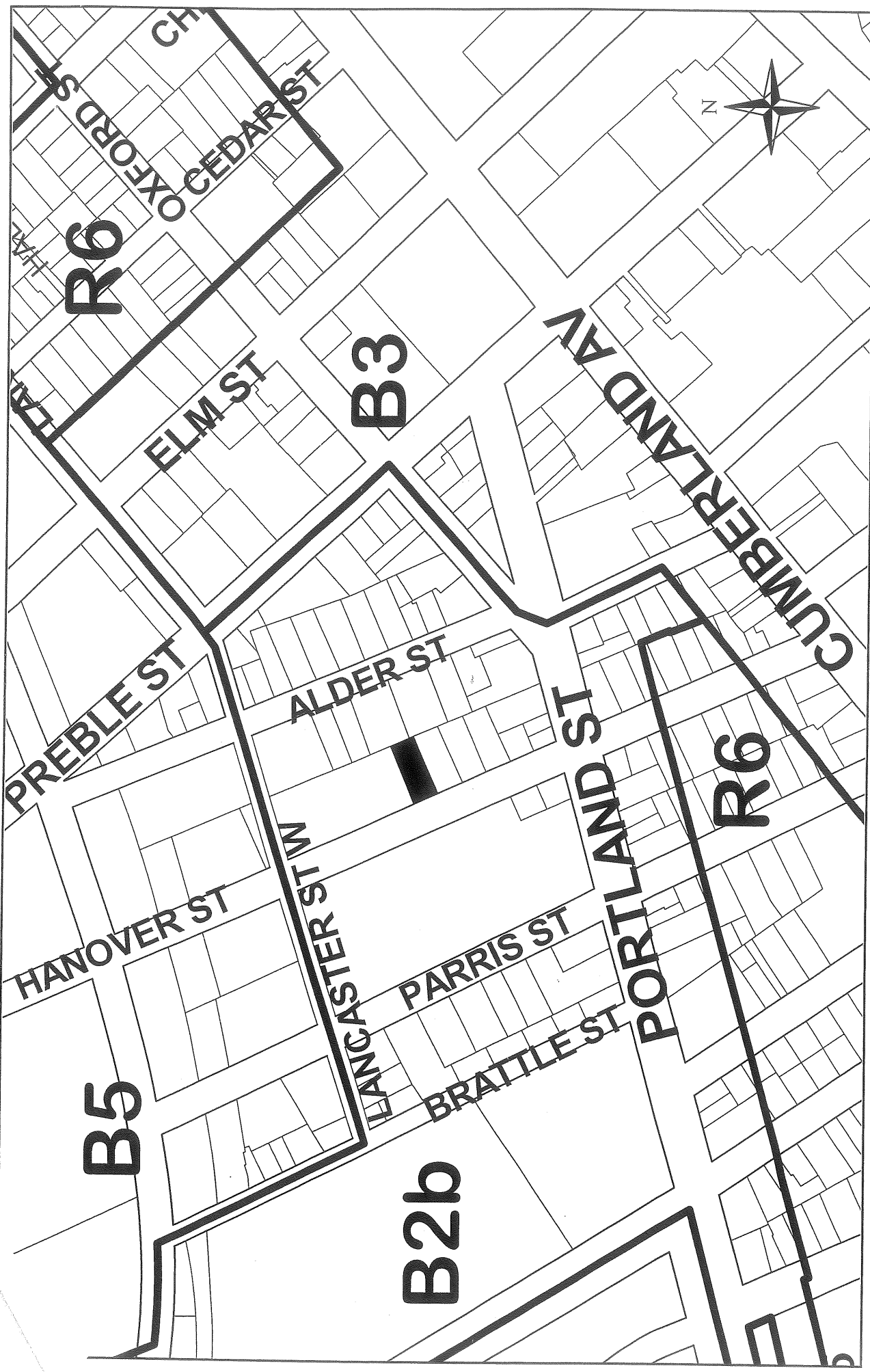
PROP . . . 6-8 Monroe St.

B. Chalmers . . . 16-20 Monroe St.

M. Derrig . . . 1-7 Greenleaf St., 13-15 E. Oxford St. Ext.

Attachments

- A. Hanover Street Zone Change Map
- B. Vicinity Map
- C. Site Plan/Building Elevation
- D. Zone Change Application
- E. Hanover Street Neighborhood Meeting
- F. Monroe Street/Greenleaf Street Zone Change Map
- G. Vicinity Map
- H. Monroe Street/Greenleaf Street Site Plan/Building Elevation
- I. Zone Change Application
- J. Monroe Street/Greenleaf Street Neighborhood Meeting



**Proposed Zone Change from B-2b Business
to R-7 Compact Urban Residential Overlay Zone
Vicinity of 49 Hanover Street**





APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

PROP
Name
510 Cumberland Avenue
Address
Portland, ME 04101
207-874-1140 207-874-1155
Phone Fax

2. Subject Property:

49 Hanover Street
Address
Portland, ME 04101
33-C-9
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

PROP
Name
510 Cumberland Avenue
Address
Portland, ME 04101
207-874-1140 207-874-1155
Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:
Property is scheduled to close on October 19, 2001

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property: single family residential

7. Current Zoning Designation(s): B2b

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Three unit residential housing; three parking spaces

to be provided in the rear of the structure

A minor retaining wall may be added along the rear

(northwest corner)

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from B2b to R-7

B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay the costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

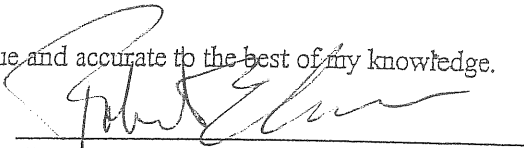
	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)
• Legal Advertisements (one for workshop and one for public hearing)			percent of total bill	
• Notices (one for workshop and one for public hearing)			40 cents each	
• Text Amendments			\$300.00	

\$350.00 Amount of Fee

12. **Signature:** The above information is true and accurate to the best of my knowledge.

October 16, 2001

Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

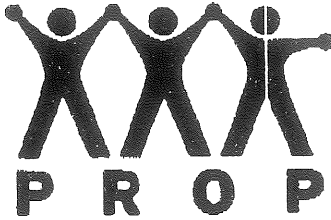
Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

0-4



**People's Regional
Opportunity Program**

510 Cumberland Avenue
Portland, Maine 04101
(800) 698-4959
or (207) 842-2989
fax (207) 842-2991
tty (207) 874-1013
www.propeople.org

PROP FAMILY

PROP HOME

PROP SENIORS

PROP YOUTH

PROP COMMUNITY

DATE: 1-16-01

TO: Lucie Shelton

BUSINESS NAME: Prop

FROM: Mary

RE: Deal - Hanover Street

NUMBER OF PAGES (incl. cover sheet): 2

SENDER'S INITIALS: 3

NOTES: _____

Important confidentiality notice:

This facsimile transmission is intended for the use of the addressee named above only. It may contain information that is propriety, subject to attorney/client privilege or medical confidentiality, or otherwise confidential.

If you are not the intended recipient of this communication, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we can arrange for its return to us at no cost to you.

D-5

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

Maine Statutory Short Form

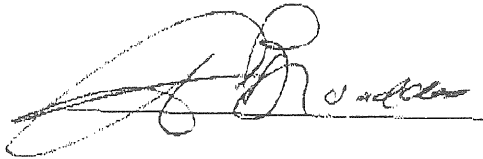
KNOW ALL MEN BY THESE PRESENTS,

THAT, I, DORIS STETSON, duly appointed and acting personal representative of the Estate of EDWARD M. STETSON, also known as EDWARD N. STETSON, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, Docket No. 2001-848, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, grant to PEOPLE'S REGIONAL OPPORTUNITY PROGRAM, also known as PROP, and its mailing address is 510 Cumberland Avenue, Portland, Maine 04101, a certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland, State of Maine, more particularly described as follows:


Reference to Exhibit A. attached hereto and incorporated herein.

WITNESS my hand and seal this / 7th day of October, 2001.

Signed, Sealed and Delivered
in Presence of



ESTATE OF EDWARD M. STETSON a/k/a
EDWARD N. STETSON

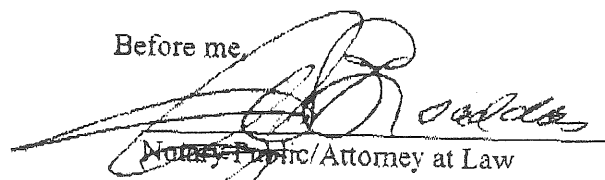

BY: DORIS STETSON
Personal Representative

STATE OF MAINE
CUMBERLAND, ss.

Then personally appeared the above-named DORIS STETSON, in her said capacity as Personal Representative of the ESTATE OF EDWARD M. STETSON, a/k/a EDWARD N. STETSON and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the ESTATE OF EDWARD M. STETSON a/k/a EDWARD N. STETSON

Date: 10-19-01

Before me



Notary Public/Attorney at Law


Printed Name

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Hanover Street, in Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Hanover Street distant one hundred ninety-five and one-half (195 ½) feet from the corner formed by the intersection of the northerly side of Portland Street and the easterly side of Hanover Street at the northwesterly corner of land formerly of B.F. Swett, and running thence northerly by said Hanover street, forty-one (41) feet to land now or formerly of E.R. Skillings; thence easterly by said Skillings land, ninety-six (96) feet, more or less, to land now or formerly of Charles Custis, once of Robert F. Green; thence southerly by said Custis or Green, land thirty-nine (39) feet, more or less, to said Swett land; thence westerly by said Swett land, ninety-five (95) feet, more or less, to said Hanover street and the point of beginning.

Being the same premises conveyed from Ernest A. Gibson to Edward Stetson by Warranty Deed dated March 31, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4192, Page 172.

**People's Regional Opportunity Program
Minutes of Hanover Street Community Meeting
Jan. 3, 2002
@ PSRC**

Introductions were made.

Overview: Betsy Sawyer-Manter welcomed everyone and reviewed PROP's experience in the field of housing and why and how it has responded to the RFP from the City of Portland. PROP has long been exposed to the need for affordable housing from the day-to-day contact we have with clients in need of housing.

PROP has chosen to target affordable family rental on scattered sites throughout the City of Portland. PROP is developing units in Westbrook, which will be home ownership opportunities.

Betsy reviewed a hand out with the group that outlined the features of the project.

Design: Scott Teas, of TFH Architects presented both drawings and a model of the proposed building for the Hanover Street site.

Features:

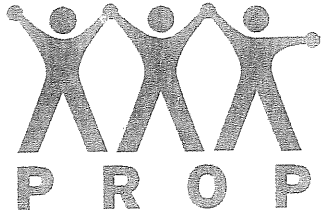
- 3 units; approximately 1300 sq/ft per unit
- 3 bedroom; 1 ½ bath
- Full basement
- Good sound insulation between floors.
- 1 flat; 2 townhouses
- 3 parking spaces in rear
- Need for R-7 zone change in order to place building closer to Public Works property line; limit to one off street parking space per unit, and to set the building close to street in keeping with the streetscape.
- The exterior will be a combination of vinyl siding and cement fiberboard.
- Modular construction; 8 boxes; built in factory and delivered and placed together on site with a crane.

Open Discussion:

- * Will PROP own and manage? YES
- * Timeline - Depends on city process; perhaps break ground April/May 2002. Still many steps in the process.
- Jan. 22nd Planning Board Public Hearing @ 7pm. This is a hearing on the zone change. PROP encourages the public to attend and comment.
- Costs of units - \$112,000/ unit includes land acquisition, soft costs, escrows, construction etc. (Construction costs \$57/sq.ft)

- Comment from Steve Hirshon – “Very thoughtful – in the context of the neighborhood, cost, etc.
- Has PROP pledged any funds or are they just depending on other financing? PROP is putting together financing and will be seeking a \$5000 developer’s fee per unit.
- Does PROP have any money into the project? Yes, PROP has much in architect fees and staff time. Betsy’s salary to do community involvement is paid for by PROP, not the project.
- This is a tax paying property.
- The city anticipates putting \$11-18k in HUD funds per unit.
- How much did Unity Village cost? Approximately \$155k per unit with no land costs.
- Does PROP plan to rehab buildings? Yes, whenever possible we try to rehab. PROP has some good examples in Westbrook and our 510 Cumberland Ave building. We also have a number of services such as low interest rehab loans, weatherization, heating system repair and replacement, homeownership training, and first time home purchase.
- What is the city’s plan for Hanover Street? Move public works and utilize property for commercial/residential.
- Does PROP allow pets? No, except for therapeutic reasons on a case-by-case basis.
- Tom Toye – “likes the concept and design”
- Bayside Housing Committee has endorsed the R-7 concept.
- How do we ensure that this stays under PROP’s management and guidance? Covenants in the funding documents.

Minutes by
Betsy Sawyer-Manter



People's Regional
Opportunity Program
510 Cumberland Ave
Portland ME 04101
(800) 698-4959
or (207) 874-1140
fax (207) 874-1155
tty (207) 874-1013
www.propeople.org



Hanover Street Proposed Housing Development

One Building

Three Apartments (3 Bedroom Units)

Approximately 1300 Square Feet per Unit

Three Off Street Parking Spaces

PROP is Requesting an R-7 Zone Change

Buildings Are High Quality Modular Construction

All Units Will Be Affordable
(At or Under 80% of Median Income)

Examples of Rental Costs:

30% of Median Income = \$382/month

40% of Median Income = \$509/month

50% of Median Income = \$636/month

60% of Median Income = \$764/month

**Community Meeting
Sign-in Sheet**

1/3/02

Hanover St.

Name	Address	Phone	E-mail
Betsy Sargent Winter	PROP 516 Wood CAMPBELL	874-1140	BSM@Propeople.org
Joe WYMAN	11 Sherman St.	871-5965	jwyman@propeople.org
Aaron Shapiro	City of Portland Housing & Neighborhood Services	874-8711	ajs@ci.portland.men.us
L.W. Williams	263 CUMBERLAND AVE.		
Charles St. Germain	9 PARRIS ST Portland, ME 04101	773-0939	resg@worldnet.att.net
Tom TOYE	PO Box 266 CAPE ELIZ. ME 04107	767-4915	TTOYE3@aol.com

**Community Meeting
Sign-in Sheet**

1/3/02

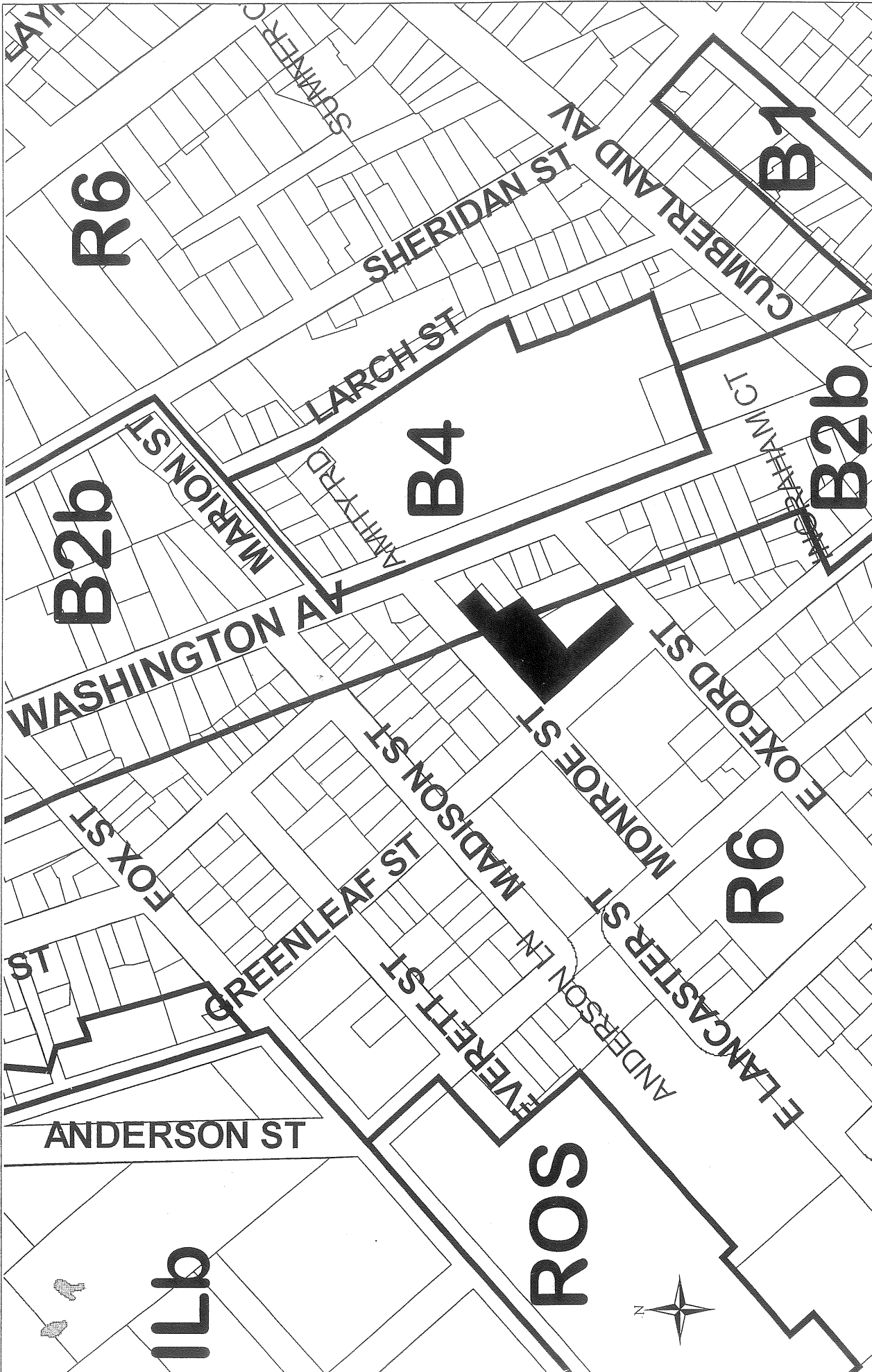
Hanover St

Name	Address	Phone	E-mail
Hilda Taylor	17 Hanover St	7619651	
Ann McCloskey	25 Paris St	773-6517	
Colette Bouchard	18 Hanover St.	773-6787	
BILL CUNNINGHAM	251 CUMBERLAND AVE, APT #3	774-1344	WHAT'S THAT?
Thome Lewis	51 Myrtle St	8719128	
Nancy Mineart	47 Hanover St.	772-2954	

Community Meeting
Sign-in Sheet

Hamover St. 1/3/02

Name	Address	Phone	E-mail
Andrea Elder	231 Cumberland Ave. #5	874-4710	Sandyelder@aol.com
Donna Yellen	PSRC Box 1495 Portland 04104	775-0024	PRESBESC@AOL.COM (REMARK: ATTN: DONNA)
Steve Hirshan	155 Hamover St Portland 04101	773 6787	
+ Jae, Carla, Bob, Bob, Scott	Tom Trickett Portland	708-8722	04101

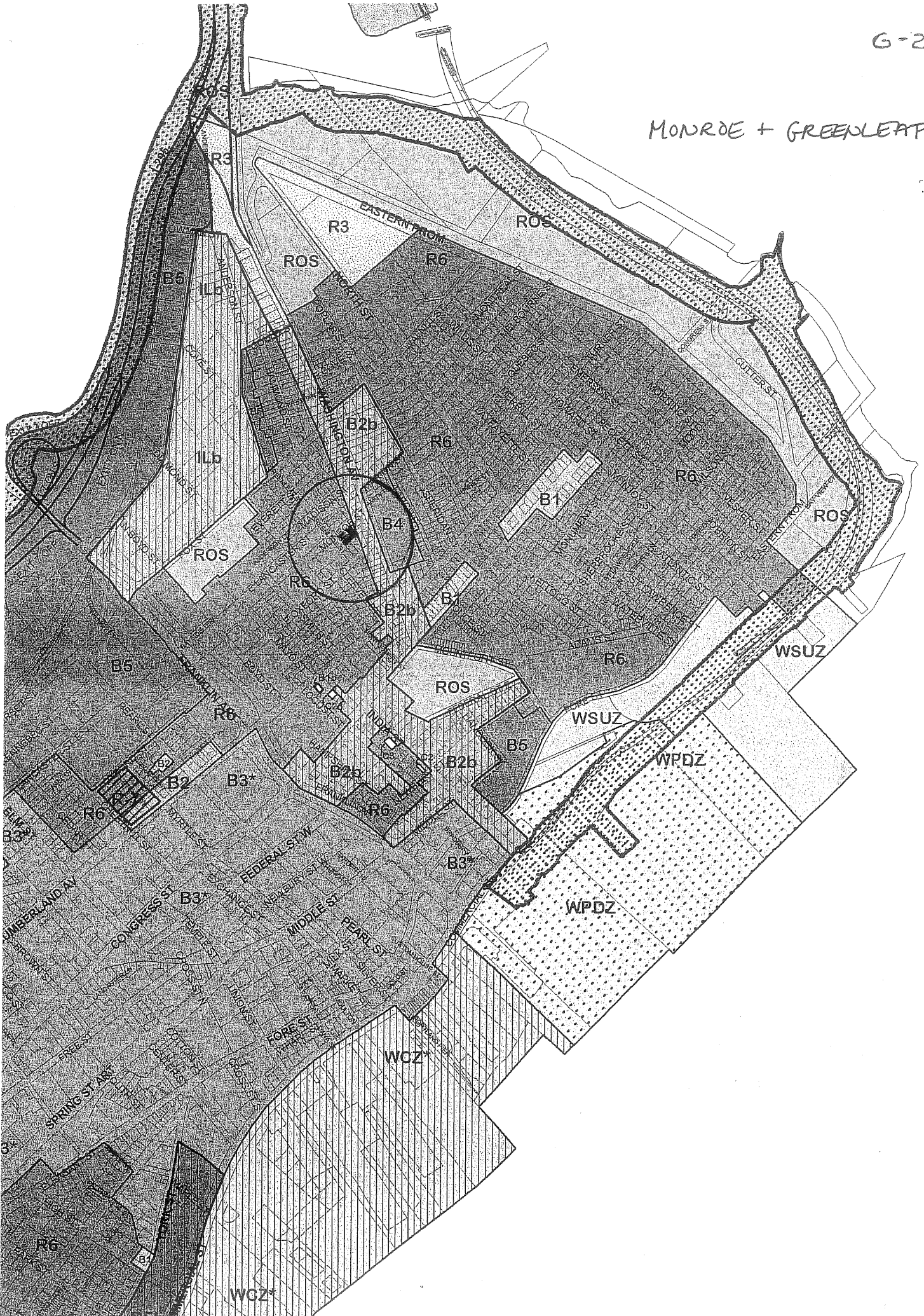


**Proposed Zone Change from B-2b Business and R-6 Residential
to R-7 Compact Urban Residential Overlay Zone**

Vicinity of 6 - 20 Monroe St., 1 - 13 Greenleaf St. and 13 - 15 E. Oxford St. Ext.



MONROE + GREENLEAF





APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

PROP
Name
510 Cumberland Ave.
Address
Portland ME 04101
207-874-1140 207-874-1155
Phone Fax

2. Subject Property:

Monroe & Greenleaf Sts.
Address
Portland, ME
13-C-1
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant X Other

Nicholas DiPietro
Name
66 Independence Drive
Address
Westbrook, ME 04092
878-6297
Phone Fax

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Option to purchase dated September 17, 2001

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

I-2

Describe the existing use of the subject property: Open property with several fruit trees.

7. Current Zoning Designation(s): R6 & B3

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

PROP proposes to construct two triplex residential buildings
(6 units total) one fronting Greenleaf Street and one on
Monroe Street. Six parking spaces will be provided at the
interior of the lot.

Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

9. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R6/B2 to _____

B. Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. Application Fee: A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement. I-3

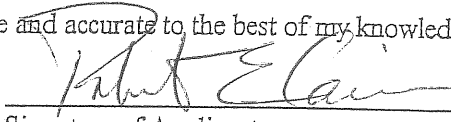
	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)

- Legal Advertisements (one for workshop and one for public hearing) percent of total bill
- Notices (one for workshop and one for public hearing) 40 cents each
- Text Amendments \$300.00

\$ 350.00 Amount of Fee

12. Signature: The above information is true and accurate to the best of my knowledge.

9-26-01
Date of Filing


Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

PURCHASE AND SALES AGREEMENT

The names and addresses of the Seller is:

Nicholas DiPietro
66 Independence Drive
Westbrook, Maine 04092

The name and address of the Purchasers are:

Portland Regional Oppurtunity Program
510 Cumberland Ave.
Portland, Maine 04101

RECEIVED OF: Portland Regional Oppurtunity Program (hereinafter called "Purchaser") the sum of \$1,000.00 One Thousand Dollars upon acceptance as non refundable earnest money and in part payment of the purchase price of the following described real estate. Being an approximately 7655 square foot parcel situated in the City of Portland County of Cumberland State of Maine located at Monroe and Greenleaf Streets. Further described as Attachment A , marked "Standard Boundry Survey of Concetta DiPietrantonio Lot ", dated November 12, 1999.

Total Purchase Price being \$42,000.00 (Forty Two Thousand Dollars.)

The purchase price balance shall be paid in bank check at closing. The Purchase and Sales Agreement is subject to the following conditions:

1. **EARNEST MONEY/ ACCEPTANCE:** Nichalos DiPietro shall be named to hold non refundable earnest money and be consideration for securing the contract for sale for a sixty day period.
2. **TITLE & CLOSING:** That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Purchasers and this transaction shall be closed and Purchasers shall pay the balance due and execute all necessary papers on Monday November 19, 2001 or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Purchaser may, at its option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
3. **DEED:** That the property shall be conveyed by a Warranty deed by Personal Representative and shall be free and clear of all encumbrances except which are part of this agreement and all covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

4. **POSSESSION/OCCUPANCY:** Possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing.

5. **HOLD HARMLESS:** The Purchaser shall indemnify and hold the Sellers free and harmless from any or all demands, loss or liability resulting from the injury to or death of any person or persons because of the negligence of Purchaser or condition of the premises at any time or times after the date of possession of the premises delivered to the Purchaser.

6. **INSPECTIONS:** The purchaser accepts the property in its "as is, where is" condition.

7. **HEIRS/ASSIGNS:** This agreement shall be construed under the laws of the State of Maine and shall be binding upon the heirs, personal representatives, successors and assigns of the parties. This agreement may not be assigned by the Purchaser without the written permission of the Sellers which permission shall not be unreasonably withheld.

8. **RISK OF LOSS:** Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller.

9. **PRORATIONS:** The following items, where applicable shall be prorated as of the date of closing: real estate taxes (based on municipality's fiscal year) will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by the State of Maine.

10. **MEDIATION:** Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

11. **DEFAULT:** In the event of default by the Purchaser, the Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Purchaser of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Purchaser or Seller.

12. **PRIOR STATEMENTS:** Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

13. **COUNTERPARTS:** This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

14. **EFFECTIVE DATE:** This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to the Agent.

15. PERSONAL PROPERTY: none

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge Greater Portland Realty represents the Seller in this transaction and have received and reviewed Land Disclosure and Form #2 .

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine. The contract is signed, sealed and dated by the parties hereto as shown below:

EFFECTIVE DATE: September 17, 2001

<u>Nicholas DiPietro</u>	<u>9-18-01</u>	<u>Will Auld</u>	<u>9/18/01</u>
Nicholas DiPietro	Date	Witness	Date

<u>Robert Kane</u>	<u>9/17/01</u>	<u>Will Auld</u>	<u>9-17-01</u>
Robert Kane its Finance Director <i>Kane</i>	Date	Witness	Date

Memorandum

Project:	PROP Monroe/Greenleaf Site	Project No.	0110
Date:	January 2, 2002		
To:	Leslie Kaynor Public Works Department	Phone No.	(207) 756-8346
		Fax No.	
From:	Will Tinkelenberg TFH Architects	Phone No.	(207) 775-6141
		Fax No.	(207) 773-0194
Re:	R-7 Zone Change	Copy to:	File

Leslie,

Enclosed please find the information you requested regarding property line bearings and distances for the Monroe/Greenleaf site.

Page 1 is the original drawing we sent which delineates the overall area of the zone change. As you and I had discussed, the triangular area is not to be included, as indicated.

Page 2 is a copy of a boundary survey I found subsequent to our conversation, which I believe shows the bearings and distances that you need – in particular the S64-39-06W (47.37) line along the stone retaining wall.

Please let us know if you need any further information!

Thank you, Will

cc: Rick Knowland, Planning Department

January 3, 2002

Rick:

This is in response to your request for further information in preparing the ad for the Monroe/Greenleaf zone change.

- 1.) The total land area of the zone change is approximately 18,000 square feet.

The proposed zone change applies to four existing properties. PROP presently has control of the two properties on Monroe Street closest to Washington Avenue (Assessor's map no. 13 block lots 6 and 2) the lower of which also has frontage on Greenleaf. The property closest to Washington presently contains a single family residence with plans to convert it to a three family dwelling. The lower parcel presently free of structures will under R7 support two triplex (three family) units (lot 2). PROP does not presently control the remaining properties on Greenleaf Street. However, we have explored the possibility of converting the existing two family building on the corner of Greenleaf and Monroe (lot 1) into a three family building with a third story addition. PROP does not at the present time have plans to purchase the remaining Greenleaf parcel that presently contains a single family house (lot 8).

The map that you faxed earlier today is correct in its identification of the area of the zone change, and the addresses are also correct.

Please let us know if you have any further questions,

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

I-11

From: Will Tinkelenberg <wjt@TFHArchitects.com>
To: "Rick Knowland (E-mail)" <RWK@ci.portland.me.us>
Date: Wed, Jan 16, 2002 5:51 PM
Subject: Monroe/Greenleaf Housing

January 16, 2002

Rick:

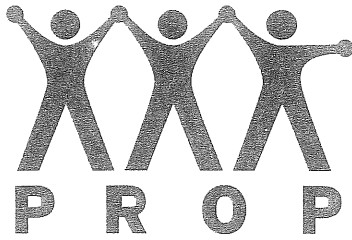
This is to confirm that, as we discussed, PROP currently has no plans for the lot at the corner of Monroe and Greenleaf Streets, or for the lot at the corner of Greenleaf and the Oxford Street Extension (Chart 13, Block C, Lots 1 and 8, respectively) other than their inclusion in the R-7 zone change.

I will not be in tomorrow (Thursday) but will have Meredith from our office deliver the copies of the Site Plan to you. The deed for the Hanover Street property was delivered to your office today.

Thank you! -Will

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

CC: "Scott Teas (E-mail)" <tst@tfharchitects.com>



**People's Regional
Opportunity Program**

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fax (207) 874-1155
tty (207) 874-1013
www.propeople.org

January 8, 2002

Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland ME 04101

Dear Rick,

PROPFAMILY

PROPHOME

PROSENIORS

PROYOUTH

PROCOMMUNITY

Enclosed are the "non-minutes" from our Monroe/Greenleaf Community meeting. By that I mean that we held the meeting on January 7th and only one community member came out and we had already met with her through the MHNO Housing Committee.

I "noticed" 263 owners in the area the week of December 17th; met with MHNO Housing Committee on December 27th (where I left 30 flyers for them to distribute); and I also had flyers distributed to all residents of Kennedy Park the week between Christmas and New Year's.

I will assume that we are still on for the January 22nd planning board meeting.

Sincerely,

Betsy Sawyer-Manter
Director of Community Initiatives

BSM:bl

**PROP'S COMMUNITY MEETING
PROPOSED HOUSING DEVELOPMENT
FOR
MONROE AND GREENLEAF STREETS
JANUARY 7, 2002**

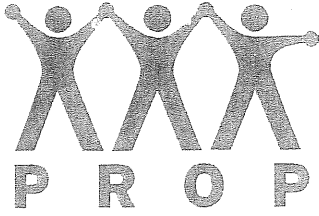
The meeting was scheduled for 6:30 p.m. and at 6:45 Nini McManamy arrived. Nini has already been briefed on the project and had no comments or questions.

At 7:00 p.m., no other invitees had arrived so the meeting concluded.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'BSM', with a long horizontal flourish extending to the right.

Betsy Sawyer-Manter



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tty (207) 874-1013
www.propeople.org



PROP's Monroe and Greenleaf Streets Housing Development Proposal

Two Buildings

Three Apartments Per Building (3 bedroom units)

Approximately 1300 square feet per unit

Nine off street parking spaces

PROP is requesting an R-7 Zone change

Buildings are high quality modular construction

**4 units will be affordable
(at or under 80% of median income)**

2 units are market rate

Examples of rental costs

30% of median income = \$382/month

40% of median income = \$509/month

50% of median income = \$636/month

60% of median income = \$764/month

Housing Development Voice Mail

874-1140 extension 228

Community Meeting
Sign-in Sheet

7/02

Monroe + Greenleaf

Name	Address	Phone	E-mail
Betsy Sawyer Minter	PROP	874-1140 X329	BSM@propeople.org
Ava Gardner	PROP	761-2721	KennedyPK@propeople.org
Vivie McManamy	MHNO	871-7297	Vivikaine@aol.com
Carla Peterson	PROP	842-9888 x24	cpeterson@propeople.org
Leo K. Hursbise	1476 WASHINGTON AVE PORTLAND / PROP	870-9332	LHurtubi@cs.com
SCOTT TEAS	DIAMOND CONE GREAT DIAMOND BOARD	775-6141	TST@THARCHITECTS.COM

WASHINGTON AVE



PROPOSED

THIS AREA NOT INCLUDED IN ZONE CHANGE

442,000 amount for the bond

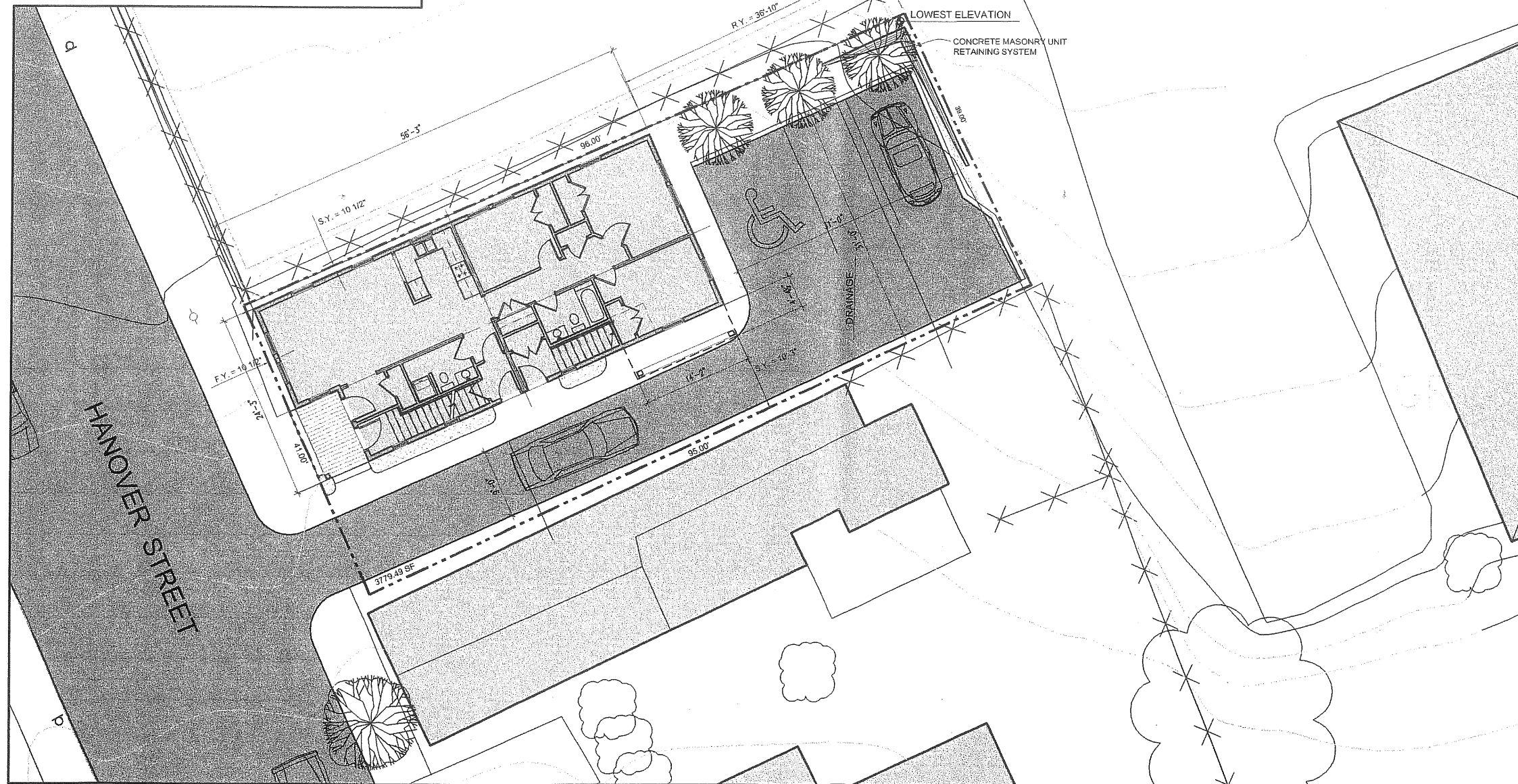
Paul Collier







STREET-FRONT ELEVATION
1" = 10'-0"



HANOVER STREET



© 2001 TFH ARCHITECTS

HANOVER HOUSING
PEOPLES REGIONAL OPPORTUNITY PROGRAM
PORTLAND, MAINE



TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

DATE: November 7, 2001

PROJECT No. 0122

DRAWN BY: CMB

CHECKED BY: TST

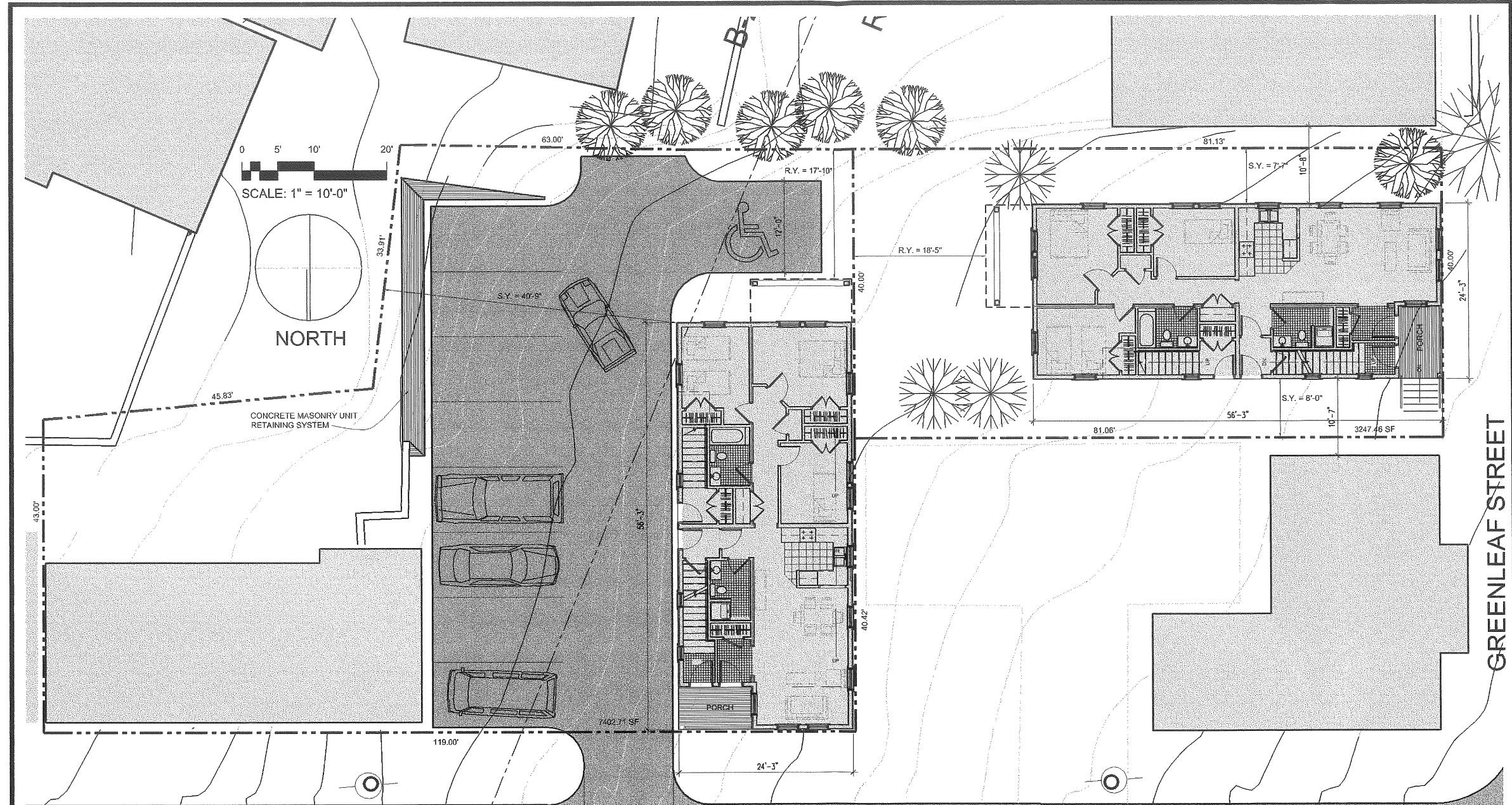
SCALE: 1" = 10'-0"

SHEET TITLE:

SITE PLAN

ELEVATION

S1



SITE PLAN
1" = 10'-0"



MONROE STREET ELEVATION
1" = 16'-0"

9 UNIT SCHEME/2 PROPERTIES
6 UNITS IN 2 NEW TRIPLEXES
3 UNITS IN 1 EXISTING
REHABILITATED BUILDING



© 2001 TFH ARCHITECTS

MONROE / GREENLEAF HOUSING
PEOPLES REGIONAL OPPORTUNITY PROGRAM
PORTLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

DATE: November 7, 2001
PROJECT No.: 0118
DRAWN BY: CSC
CHECKED BY: TST
SCALE: As Noted

SHEET TITLE:
9 UNIT SCHEME
SITE PLAN
ELEVATION

S1

4 App 050
Derrick
Derrick
Derrick
Derrick

Paul
Collins

1

GREENLEAF STREET

N 25'05"21" W

100.59'

Martin + Mary A. Derrig
book 1983 page 60

Pamela J. Baker
book 14215 page 101

THIS AREA NOT INCLUDED IN ZONE CHANGE

Approximated lot line

Celso A. Florendo +
Marichu E. Florendo
book 9697 page 276

Proposed

scattered fruit trees

cyclone fence

bituminous parking

concrete and cobblestone w sill + cyclone fence

Remaining land of Concetto Dipietrantonio + Lucy Dipietrantonio
book 2640 page 53

Concetto Dipietrantonio + Lucy Dipietrantonio
see next deed book 640 page 53

Rudolph + Pauline Dipietro
book 2640 page 175

Neve's, Inc.
book 14341 page 258

bituminous parking

retaining wall

121.66'

50.00'

N 64°55'30" E

50.00'

WASHINGTON AVE

MONROE STREET

WATER MAIN

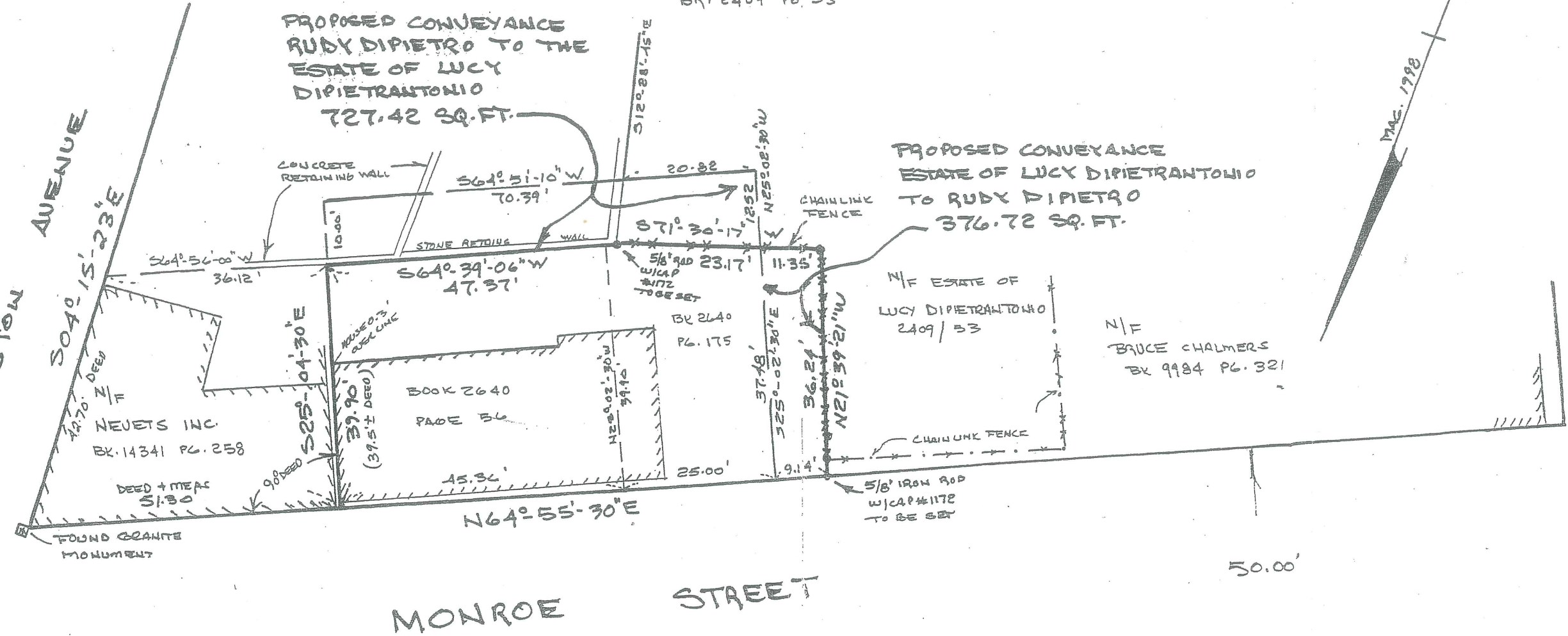
N/F ESTATE OF LUCY DIPIETRANTONIO
BK. 2409 PG. 53

PROPOSED CONVEYANCE
RUDY DIPIETRO TO THE
ESTATE OF LUCY
DIPIETRANTONIO
727.42 SQ. FT.

PROPOSED CONVEYANCE
ESTATE OF LUCY DIPIETRANTONIO
TO RUDY DIPIETRO
376.72 SQ. FT.

WASHINGTON AVENUE
S04°15'23"E

GREENLEAF STREET

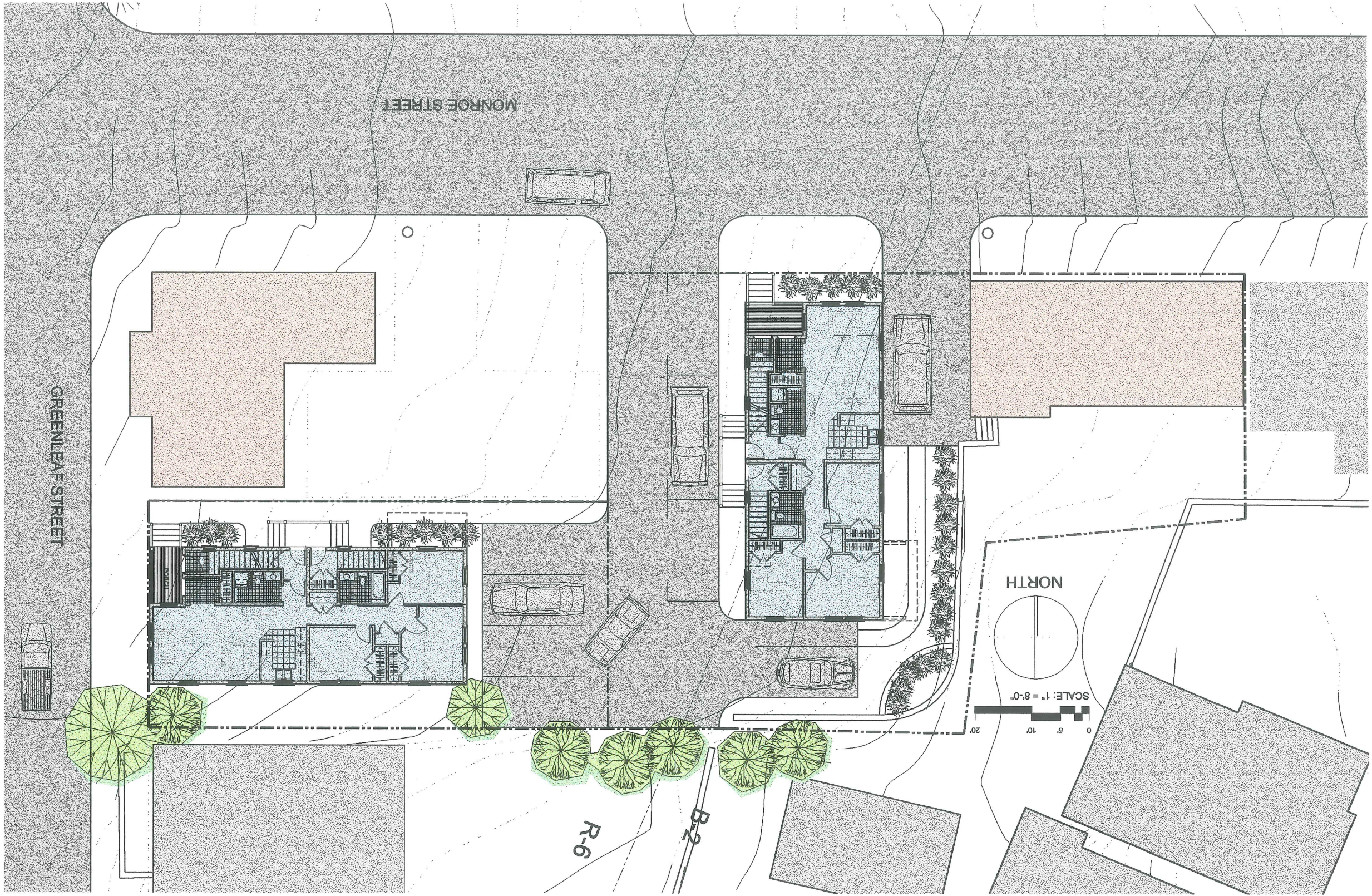


PLAN REFERENCE:

STANDARD BOUNDARY SURVEY OF CONCETTO DIPIETRANTONIO LOT
26 WASHINGTON AVE. PORTLAND MAINE
MADE FOR THE ROOT CELLAR
BY ROYAL RIVER SURVEY CO. 11-11-99

Daniel J. Dalfonso

PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUDY DIPIETRO 2 MONROE STREET PORTLAND, MAINE		
SCALE: 1"=20'	APPROVED BY:	DRAWN BY
DATE: 12-13-99		REVISED
BY: DANIEL J. DALFONSO LAND SURVEYOR 874 OCEAN ST. 50 PORTLAND, ME.		PHONE: 799-0398
CATEGORY I CONDITION III SURVEY		DRAWING NUMBER 664



S1

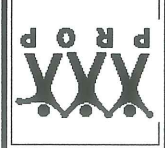
DATE: January 18, 2002
 PROJECT NO: 0118
 DRAWN BY: CSC
 CHECKED BY: TST
 SCALE: AS NOTED
 SHEET TITLE: 9 UNIT SCHEME
 SITE PLAN

REVISIONS:

TJH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

MONROE / GREENLEAF HOUSING
 PEOPLE'S REGIONAL OPPORTUNITY PROGRAM
 PORTLAND, MAINE

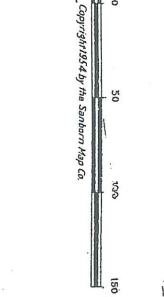
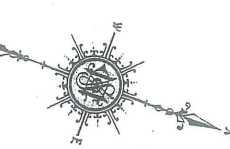
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ATTACHMENT H



ATTACHMENT 1



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HANOVER HOUSING
PEOPLES REGIONAL OPPORTUNITY PROGRAM
PORTLAND, MAINE

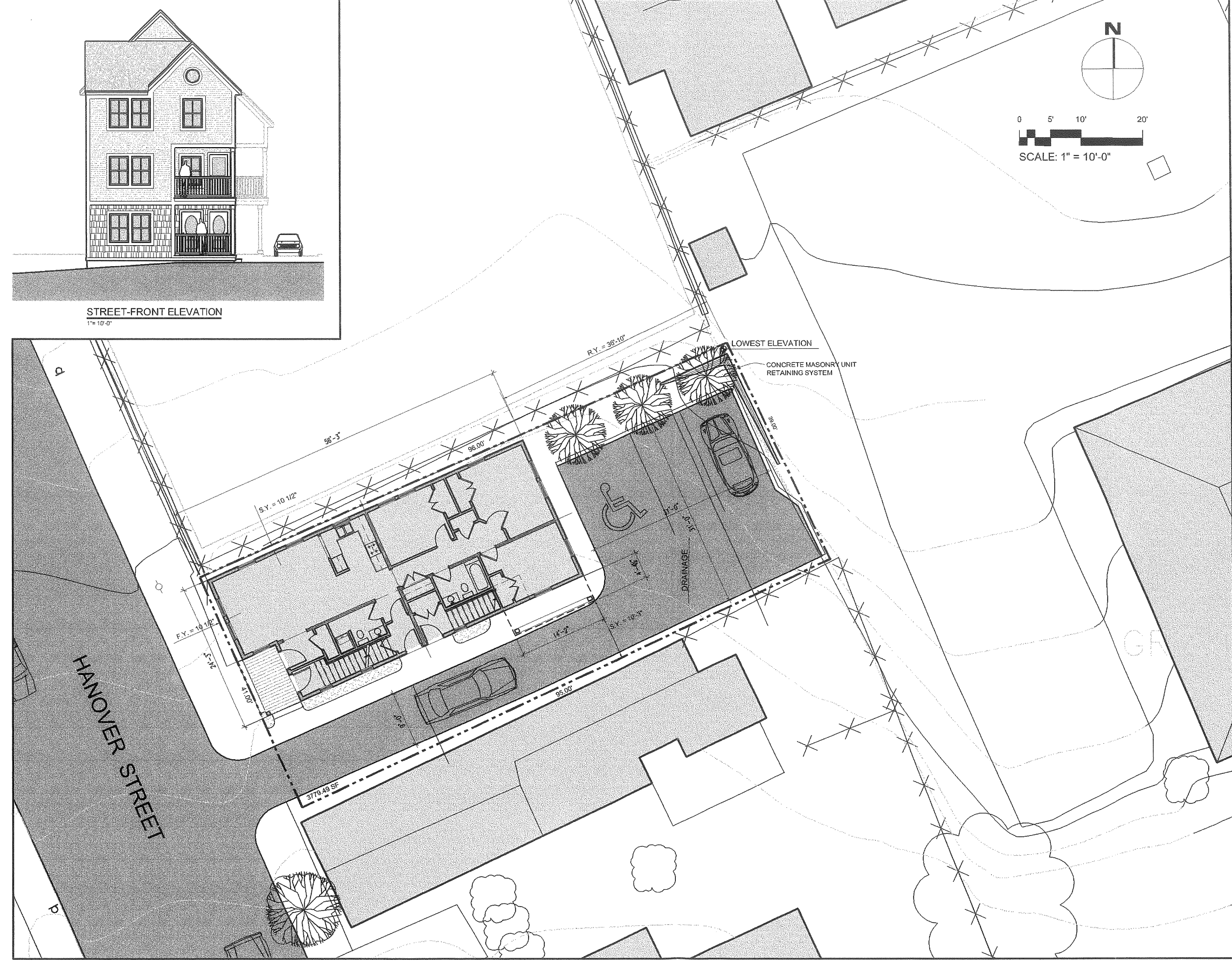
TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

DATE: November 7, 2001
PROJECT No. 0122
DRAWN BY: CMB
CHECKED BY: TST
SCALE: 1" = 10'-0"

SHEET TITLE:
SITE PLAN
ELEVATION

S1



STREET-FRONT ELEVATION
1" = 10'-0"