City of Portland, Maine

Inspections Division

Inspection Results

Date Range from 5/20/2015 through 5/28/2015

Date	CBL	Business	Appl ID	Appl Type	FT	Sch. Type	Status
05/26/2015	036 F020001		30269	Fire Preventio	n No	FP Complaint	Passed
447 CUMBEI	RLAND AVE	SET TIME 10 a.m. FYI up. Merrill Tracy - 951-Roof Leak in building o units 35 26 and 16. Seven basement apartment conly temp fixing, Laund no longer closes, Secund eleverise, visiting nursin unit 6 loose, wind blochood, Bed Bugs, only scomplaints, Items not be top bottom of building.	0489 Apt#25 Linda in the east side runr wage backing up fir an smell all the way ry Room no ventel re building Call box ses etc. Dryer over twing through the d pot treated. She ha eing addressed asl	773-6686 - ning through st floor to the 3rd floor ation, Front door people can't get heating, outlets uct work from as made several king to have a	all issu e s	resolved	
05/28/2015	036 F020001		30447	Complaint	No	Bed Bugs	Passed
447 CUMBE	RLAND AVE	Linda Ganley set time f	or 9:30am	, I	be taken v work with	t meets minimal standar with a social worker who the tenant in removing i i items stored in her apa	has been assigned to tems to reduce the

CITY OF PORTLAND, MAINE BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

	Applicant Weston Associates, Inc.	
В.	Property Location 447-457 Cumberland Ave.	
c.	Applicant's Interest in Property:	
	(x) Owner () Tenant	
D.	Property Owner same	
E.	Owner's Address 11 Beacon St.	
	Zano (Cirale One):	
F.	R-1 R-2 R-3 R-5 (R-6) R-4	
	R-P B-1 B-2 B-3 A-B	
	I-P I-I I-2 I-2b I-3 I-3b I-4	
	RPZ W+1	
G.	Site Plan Approval required Yes	
н.	Present Use of Property	
	Section(s) to Which Variance Related 602.24.C	
Ŧ		3 a
	7.744 is a second of the secon	
	Reasons Why Permit Cannot be Issued bldg. area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft.	r BB
	Reasons Why Permit Cannot be Issued bldg. area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking spacethan 31,000 sq. ft. min. required.	38
J.	Reasons Why Permit Cannot be Issued bldg. area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. additional squares of the street parking space.	38
J.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units	38
J.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units	38
J.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units	38
J.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units	38
J.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units Notice Sent to Adjacent Property Owners	38
I. J. K.	Reasons Why Permit Cannot be Issued bldg, area will be 7,744 instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. than 31,000 sq. ft. min. required. 6 off street parking space will be provided rather than 31 required. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units	38

Appea	nose Advocating V (Jerige Kiron Winter Joseph	'ariance	ao: _	hose Opposing	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	nose Opposing	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	niaoqqO seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	pricoggo seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	pnicoggo seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	pricoggo seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	pridoggo seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	pricoggO seon	Variance	
Appea A. Ti	rances Nose Advocating V (Jerige Kirol (Winter level)	ariance <u>Nistor</u> pla illutiet	ao: _	nicoggO econ	Variance	
	(perior xhis	<u>IVisto</u> r plas iuriu teet	ao: _	nose Opposing	Variance	
•	Winto lact,	initet				
	Mustor MacG	islintect <u>c, Sher</u> ma				
17	Nas all	c, Murnin	. 71			· .
		\$P\$ 17 (2) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2	" <i>Y</i> "—			
		(Attachment				
	anhorn Maj	- Jane	D-9 (Trille.		
Reasons	3 for Decisions -	Undue Hards	sh Bu Sc	he following the the Board hip definition alk variances section 602.240 mough (e)	Or Appeals ns for Space as contains	hard- and din
A. The top	parcel is except ographic features	tional due to which amour	o phyar nt to m	oul character	ristics or ore inconven	ierce
(V)	Yes/Agreement wi	th statement	t	15 (15 (15 (15 (15 (15 (15 (15 (15 (15 (1
()	No/Disagreement	with stateme	ent	. Y. 		ek change and a
Rea	eons legres	· away [7	20- (Malartia	<u>, C</u>	
B. If y	es, the unique p 602.24C 3.b.(1)	hysical cond	litions	: (Check One)	***	
	Existed at the t which a variance		n or gan	t of the pro	vision from	
,	Were caused by n	化氯基磺胺 化自然电影 医电影性 医电影 化二氯甲基二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲	and the second second			
(8:	Were the result (of government	tal act	ion.		· earling

A company of the comp

www. Alleria Alleria

		14.	
		elinen om i	
•			
	;		
c.	enjoymen	tt 110 parci	nce provision deprives owner of substantial use operty in the manner commonly enjoyed by owners of the transfer of the same manufacture (22)
* *	والمحرف فيقتروه ميواده فالم	sandren i alla i di la companya	to the same provisions (Sec. 602.24C 3.b. (1) (
			on' with statement
	Reasons	Carratte de Carra B	
	- 14-01-01-15	and and the second of the seco	
D,	As outdo	Second has a	55
υ.	CHE ATLY	SUCE ATTI	aff):mative answers to either IV. A. or IV. C. at l not create a special privilege for the applicar . (1) (d)
	(/ Yes/	Agreement	t with statement
	() No/D	isagreeme	ent with statement
	7	美国的	
	Reasons		
E.	The varia	ince will	not adversely affect neighborhood property in t
Е.	The varia same zone and safet	y Sec	not adversely affect neighborhood property in to the detrimental to the general public healt a.602.24C 3.b. (1) (a)
E.	The varia same zone and safet	y Sec	A ROG DO Getrimental to the general public boots
E.	The varia same zone and safet (Yes/A	and wir	not be detrimental to the general public healt :.602.24C 3.b. (1) (e) with statement nt with statement
E.	The varia same zone and safet (Yes/A	and wir	
•	The varia same zone and safet () Yes/A () No/Di Reasons	y Sec greement wagreement	not be detrimental to the general public healt 1.602.24C 3.b. (1) (e) with statement nt with statement The acceptance
Specii	The varia same zone and safet () Yes/A () Ko/Di Reasons	y Sec greement sagreement	not be detrimental to the general public healt 1.602.24C 3.b. (1) (e) with statement nt with statement Sintacca The Succession
Specii	The varia same zone and safet () Yes/A () Ko/Di Reasons	y Sec greement sagreement	neld on Acade 1/98/ the Board of Appendix
Specif After finds	The variations and safet (Yes/A () No/Di Reasons ic Relief a public l that: (Ch	greement sagreement wagreemen wagree	neld on Conditions required by see 600 240 2 2 (1)
Special After finds	The variations and safet (Yes/A () Ko/Di Reasons ic Relief a public li that: (Ch proval - fi ist with responses to	greement sagreement iv?((Granted nearing h neck One)	neld on conditions required by Sec. 602.24C 3.b.(1) the property, as evidenced by affirmative attempts.
Special After finds	The variations and safet (Yes/A () Ko/Di Reasons ic Relief a public li that: (Ch proval - fi ist with responses to	greement sagreement iv?((Granted nearing h neck One)	neld on Conditions required by see 600 240 2 2 (1)
Special After finds (Appear	The variations and safet (Yes/A () No/Di Reasons ic Relief a public li that: (Ch proval - f ist with r sponses to i that a s	greement sagreement sagreement wagreement caranted nearing h neck One) All of th cespect to all sta	neld on conditions required by Sec. 602.24C 3.b.(1) the property, as evidenced by affirmative attempts.
Special After finds (Appear	The variations and safet (Yes/A () No/Di Reasons ic Relief a public li that: (Ch proval - f ist with r sponses to i that a s	greement sagreement sagreement wagreement caranted nearing h neck One) All of th cespect to all sta	ne conditions required by Sec. 602.24C 3.b.(1) the conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attements set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (') Yes/A (') Yes/A	greement sagreement sagreement wagreement caranted nearing h neck One) All of th cespect to all sta	ne conditions required by Sec. 602.24C 3.b.(1) the conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attements set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (Yes/A	greement sagreement sa	neld on conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attemnts set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (Yes/A	greement sagreement sa	ne conditions required by Sec. 602.24C 3.b.(1) the conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attements set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (Yes/A	greement sagreement sa	neld on conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attemnts set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (') Yes/A (') Yes/A	greement sagreement	neld on conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attemnts set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (') Yes/A (') Yes/A	greement sagreement sa	neld on conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attemnts set forth in IV. A. through IV. E above, it bulk variance be granted in this case.
Special After finds (Appear	The variations of that a same zone and safet (') Yes/A (') Yes/A	greement sagreement	neld on conditions required by Sec. 602.24C 3.b.(1) to this property, as evidenced by affirmative attemnts set forth in IV. A. through IV. E above, it bulk variance be granted in this case.

· · · · .

() <u>Disapproval</u> - All conditions required by Sec. 602.24C 3.b. (1) do not exist with respect to this property, as evidenced by <u>one or more</u> negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Chairman

Grandl Ederley

Condition:

For uses ley pentors

approved unanitionaly

and the state of the second of

A Comment of the Comment

CITY OF PORTLAND, MAINE BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

(. <u>Fi</u>	ndings of Fact	*
Α.	Applicant Weston Associates Inc.	
В.	· · · · · · · · · · · · · · · · · · ·	
c.	Applicant's Interest in Property:	
	(*) Owner () Tenant (X) Other <u>DAVBLOPE</u>	
D.	Property Owner Weston Associates Inc.	
E.	Owner's Address 11 Beacon Street, Boston, MA 02108	
F.	Zone (Circle One):	
	R-1 R-2 R-3 R-5 (R-6) R-4	
	R-P B-1 B-2 B-3 A-B	
	I-P I-I I-2 I-2b I-3 I-3b I-4	
	RPZ W-1	
G.	Site Plan Approval required	
н.	Present Use of Property	
I.	Section(s) to Which Variance Related 602.7.B.4 602.14.B.1.	
J.	Reasons Why Permit Cannot be Issued Rt. side lot line 1' rather than Reasons Why Permit Cannot be Issued Rt. side lot line 1' rather than Rt. side lot line 1' rather	r then
6,080 pa rki r	sq. ft., lot area 15,200 sq. ft. rather than 43,000 sq. ft. min., seven off- ng spaces rather than 43 in the R-6 Residential Zone (Lot area 1,000 sq. ft.	at real.
к.		Unit), 20
-apá	artment building, at the above named location.	
promise		
de Paris de la constante de la		, 1
L.	Notice Sent toAdjacent Property Owners	10 mm

		111	11.11.11.11.11			
	٠.				est.	* . ;
Anna						
*	•					• ,
/ <u>*</u>		Tanganga Jawa				
	V ·					
II.	Ar	pearance	<u>8</u>	er eg marke. Geografiske geografisk floride i stad en en en	, a service and the	t sujection
	Α.	Those	Advocating \	/ariance B.	Those Opposing Varian	ce
	11.1.1	Guera	2 Ruce		Andrew Million and	tangang sa Perentingan
		luka	Compon	•	to the territory of the territory of the same and the territory of the ter	**************************************
		11/0	1-11		· 	
	1.1		<u>- /1200 </u>			
-	7.				· · · · · · · · · · · · · · · · · · ·	
				(Attachments,	As Necessary)	
III.	Ex	hibits (A	my document	a, photos, plan	s, further findin s of	fact, etc.
		ŗ	resented to	the Board as p	art of its record:)	
	~ ~	plans	drawing	<u>v</u>	,	
		NATES AND				· · · · · · · · · · · · · · · · · · ·
IV.	Rea	asons for	Decisions	- Undue Hardshi	(The following checkli	ist relate:
					with the Board of Apr	ceals hard
					ship definitions for Bulk variances as cor	Space and
					Section 602.24C 3.b.(through (e)	(1) (a)
		Man dan			-	
	Α.	topogra	cer is exce phic featur	pcional due to p	physical characteristics to more than a mere inc	; or :onvenience
		1	ા કે	with statement	w.	
		Not the		with statement		# 1 E
			- 1 1 1 3 2 2 2 3 A 1 2 3 3 A			1, 11
		Reasons	Molin	buldy no	in compeny shoul	la bel
			/	raniani (5,356
	В.	If yes,	the unique	physical condit	ions: (Check One)	
	÷	- ************************************	2,24C 3,6,()			
		(X) Exis	sted at the	time of the ena	ctment of the provision	from
		44.7	A-25/25 C 1 (4/4)	T. 마음관선활 : 공·공연, 등1		
				natural forces;	.	
		17 .	4	of governmenta	S. Control of the Con	
					16 1 15 1 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		Mark Spirit				
			· · · · · · · · · · · · · · · · · · ·			
		My and the	and the second second			
				Service Control of the Control		

e de la compagnitura de la compa

		·
		and the second of the second o
		tt,∞a.trestitistis e
		er er grande er
		11.11
٠,		
-		•
	· · · · · · · · · · · · · · · · · · ·	
nia Wilgon	Pertinent ordinance provision deprives owner of substantial use or	s continues est a continue est a co
c.	Pertinent ordinance provision deprives owner of enjoyment of property in the manner commonly enjoyed by owners of enjoyment of property in the manner commonly enjoyed by owners of enjoyment of property in the manner commonly enjoyed by owners of enjoyment of property in the manner commonly enjoyed by owners of enjoyment of property in the manner commonly enjoyed by owners of enjoyed b	• • • • • • • • • • • • • • • • • • •
	property subject to the same payver	en de la companya de La companya de la co
	(X) Yes/Agreement with statement	
	A A	
	Reasons Country with statement bull in that les	1
	Reasons Camado A D	
	well Construct apon to	
D.	As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant.	
	the variance will not create a special process. Sec. 602.24C 3.b. (1) (d)	!
	在建筑,是是是这一个人,也是是是这种的的,就是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是是	•
	Yes/Agreement with statement	
	() No/Disagreement with statement	:
	Reasons	•
	The variance will not adversely affect neighborhood property in the	:
E.		<u>:</u>
	and safety Sec.602.24C 3.b. (1) (e)	÷
	Yes/Agreement with statement	
	() No/Disagreement with statement	* !
	() NO/DIDGE	:
	Reasons	<u>.</u>
		• · · · · · · · · · · · · · · · · · · ·
. Sp	ecific Relief Granted	:
ስ f	ter a public hearing held on the Board of Appeals	i.
fi	nas that's significant transferance company to the second	
-d	Approval - All of the conditions required by Sec. 602.24C 3.b.(1) Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative exist with respect to this property, as evidenced by affirmative exist with respect to this property, as evidenced by affirmative	i e
1	exist with respect to this Parth in TV. A. through IV. E above,	· •
	and that a space and but a many and all the	
	Conditions of Approval (If any) the There are	V
	show by allosted by paranged fresh ups	e en
		;
	a total of 10 car spaces to be provided (7 on site of 3 leased)	
	++ 0 of 10 cor spaces to be provided (1000000)	A1.
	a was of	
	어머니는 이 가는 사람들이 가는 그는 사람들은 사람들이 아니는 아내가 얼굴한 그는 일반 생각이 생각하는 하는 사람들이 하는 사람들이 아내가 되었다.	

网络旅游 有地方等于

() Disapproval - All conditions required by Sec. 602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

Signatures of Board

Chairman

e Belle Bookstager i e

A SAME AND A SAME AND

Angabath Mittalian and and

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Weston Assoc, Inc							Pro	cess	ing	Forn	n							- 4	
Applicant 11 Beacon St., Bo	337-27		7.00	N.A.			ŠOS.	6 45% 8 18,12 2 46 46		447	-457	Cum	beri	and.	D Ave.	ale	_1,	<u>-20</u> :	-81
Mailing Address	3884W.S		A VACIOR	126.73	100	2/25 XV	563		Ādd	1055	ol Pr	ònose	d Si	le	. estise.	د د ما ساده د	ante dinas d	عد بياد.	***************************************
43 unit apt. bld. Proposed Use of Site. 15,200 sq. ft/		380	.	e.					Site	lder	iiller	(s) /r	om A	ssess	ors N	aps			
15,200 sq. ft/ Acreage of Site / Gi	(B) (C) (1)	ra i graden		\$ 4.4 S	, is 53.3	はは縁続		i Ngj	Zon	ing o	Pro	posed	Sile	6		* - 4			Accessor on Manadama cache
Site Location Review ((Board of Appeals Action) N			F	ropo Alak	ed N	Area Area	er of	Floor	5	//	4
Planning Board Action) N	Early Control			Otal	1001	Mida		-/-)	.T		
Other Comments Appea	ıl g	rante	d a	ibno	tio.	mil	/ 11	-12-	81	property and		والمراد والمتمالية والمداد والمداد	سن شهيها و ما	n nay maka sa man Tanana sa	a Marindan marron		/		
Date Dept. Review Duoi														:					
					-			•	-		2 () () () () () () () () () (ر: ۱۰ سه د	∵' 				**** **		
			1	MIL	DIN	G DE	PAR	?TMI	NT	SITE	PL/	AN R	EVII	ÉW					
				11 1	005 (ot m	.iude	revi	aw or	cons	struct	ion p	ians)						
Use does NOT comp	ly w	ith Zoi	ing (Ordir	ance														
☐ Requires Boa			2	2 Page 13			n o			e de la composition della comp	Ď,								
	學學!									MAR ALA	igis A. A								•,
Explanation. Use complies with	Zoni	ng Or	linar	ice -	– Şt	aff Ro	vlew	Belo	W		·	· · · · · · · · · · · · · · · · · · ·	···-			—,,,, ,	·		•
		بما	1							1		1	1	1	l	1	1	1	
	这	5		ğε	W.W.								3	it.		111	ARKINK		-
		COCAT	δö Võ	SETS	AA 表表	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AROS	ARDS	YARD	TIONS		3	A JAK D	3.	P 151	SNTAC	433	BAYS	
oning: PACE & BULK, s applicable	T NO	SS	O NEW	28. T.	380	SEWAGE	EAR YARDS	SIDE YARDS	HONT YARDS	POJECTIONS	FECH	LCT AREA	BUNLDING	AREA PER FAVILY	WIDTH O	LOT FRONTACE	OFF-STREET PARKING	LOADING	
			***			7				39	7	1	8	*	*	3	δ:	8	
COMPLIES		1	V	///								7 .3	<i>'</i>			<i>/</i>	<i>,</i>		
COMPLIES CONDITIONALLY												Ž.					1		CONDITIONS SPECIFIED BELOW
DOES NOT	i de la companya de l		1000													•••		-	REASONS
		44 G 5 / A			- 11. 580,788	100 A					استو د مرحد								specified Below
REASONS: - Z	} _å ,	يري	<u>,</u>	L	04	عد 👍	u l	2	צולה	24.0	ce	Z	d	078	<u>, y </u>	201	1/3	tre	zet
4/2	as l	si	ιq	4.		ec.	2,4	يعك	ري.	11.23	5 11	as	17.55		10	<u> </u>	01	12	Buck-up
4-1	bu	رىن	24	va	21.0	u C	_0	uZ	$\delta \alpha$	wc	061	ZL.	1	2.	po	<u>Çe</u>	ں <u>یہ ل</u> ک	Co	-V reporty : ≟ reports :
<u>. Le</u>	4	ን ላኔተ	44	Le.		<u> </u>		2000		211	d:	712	200	تك	da	42	1- Co	,	l
To s	JV C	w	100	W.	eck	ĻØ.	116	va:	0.00	12	Vi	22	241	-5)-	1.5	ے.	CC	۵	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
				BU	ILDIN	IG DI	PAR	TMEN	J		SINA SINA		REV	/IEWIN	G ST	AFF/D	ATE		
		r - Kingh I - I	TOTAL NOTE	nest.	SERVI CONTRACTOR														•

CITY OF PORTLAND, MAINE SITE PLAN REVIEW Processing Form

Date Applicant Address of Proposed Site Mailing Address Site Identifier(s) from Assessors Maps Proposed Use of Site Zoning of Proposed Site Acreage of Site / Ground Floor Coverage Proposed Number of Ficors Site Location Review (DEP) Required: () Yes () No () Yes () No Total Floor Area Board of Appeals Action Required: () Yes () No Planning Board Action Required: Date Dept. Review Due: PLANNING DEPARTMENT REVIEW (Date Received) Major Development — Requires Planning Board Approval: Review Initiated ☐ Minor Development — Staff Review Below CONDITIONS SPECIFIED BELOW APPROVED APPROVED DISAPPROVED REASONS: (Attach Separate Sheet If Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MICHAEL E. WESTORT Chairman

EUGENE S. MARTIN Secretary

JACQUELINE COHEN JIM 11HY E. FLAHERTY THOMAS J. MURPHY MERRILL S. SELTZER GAIL D. ZAYAC

November 19, 1982

447-457 Cumberland Avenue

Weston Associates Inc. 11 Beacon Street Boston, MA 02108 cc: Winton Scott, Architect 165 Commercial Street Portland, Maine 04111

Dear Sir:

Building permit and Certificate of Occupancy to construct a 4-story, 43 unit apartment building, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

- (1) The distance between the proposed building and the right side lot line will be about 1 ft. rather than the 12 ft. minimum required by Section 602.7.B.2.
- (2) The building area is 7,380 sq. ft. rather than the 6,080 sq. ft. maximum allowed. Section 602.7.B.6.
- (3) The area of this lot is about 15,200 sq. ft. rather than the 43,000 sq. ft. minimum required by Section 602.7.B.8 (1,000 sq. ft. per dwelling unit).
- (4) Seven off-street parking spaces will be provided rather than the forty-three required by Section 602.14.B.l of the ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward

Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MICHAEL E. WESTORT

EUGENE S. MARTIN Secretary

Jacqueline Cohen Thathy E. Flaherty Thomas J. Murphy Merril S. Seltzer Gail D. Zayao

Decembor 20, 1982

Mr. Louis A. Wood, Attorney Two Canal Plaza Portland, Maine 04112 Re: Weston Associates

447-457 Cumberland Avenue

Dear Mr. Wood:

This is in response to a request by Mr. Kolb for clarification of the conditions of the Board of Appeals approval regarding the 5-story Cumberland Park Apartments for the elderly at 447-457 Cumberland Avenue. The Board approved variances and a site for 43 units of elderly housing on December 2,1982, subject to the following condition:

That seven (7) Off street parking spaces will be provided on-site.

In addition, all requirements outlined by the Chief of Inspection Services in his letter to Weston Associates (see copy attached) will be met.

Such approval by the Board was based on the information presented at a previous public hearing on October 26, 1981, when the site plan was originally approved by the Board of Appeals for this same location and satisfactory testimony offered at the December 2nd hearing to support the variances.

sincerely,

>-

Eugene S. Martin Secretary

ESM/jar

Enclosure

cc: P. Samuel Hoffses, Chief of Inspection Services



그리다 그는 항상 동생님이 그리고 있는데 그는 사람들이 살아가는 살아가 살아왔다. 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있다.	PERMIT	ISSUED
B.O.C.A. USE GROUP	DEC &	d 19 08

B.O.C.A. TYPE O	r construction 👵	# 077884		7 17193
ZONING LOCATION_	2-6 PORTLA	nd, maine, Oct?	. Д.	ATTA TOTAL
To the DIRECTOR OF BUILDING The undersigned hereby applies for ture, equipment or change use in acco Zoning Ordinance of the City of Porti	& INSPECTION SERVIS or a permit to crect, alter, ordance with the Laws of land with plans and spect	CIS, PORTLAND, MAINE repair, demoilsh, move or in the Stute of Maino, the Parti Acatons, if any, submitted he	GITX OF R stall the following bulle and B.O.C.A. Building rewith and the followin	g specifica-
LOCATION	erland Avenue Weston Assoc. I	nc11 Beewn, Bo	Fire District #1 (ston Telephone 61 Telephone], #2 [] 7 , 227, 78 70
Contractor's name and address . Architect				
Last uso	Heat	Style of roof	Roofing	
Other buildings on same lot	0,000		Peo \$ XEX9	90x00x 6.005.00
This application is for:	Q 775-5451	To construct 34.	216 square ft.	5
Gatage Masonry Bldg. Metal Bldg.	Appent sustainedConditionally	story building of 43 units.	Stamp of Special Con	10. 11/19182
Demolitions	This numbration is Vi	The many to the largest the quest the many to the largest the quest	th of today appoint in the fifthermalay astronomer.	herevent the
Other	The state of the s	the histallers and subcontrac		ing, electri-
	DETAILS OF	Othert		
Is any plumbing involved in this wor Is connection to be made to public so Has septic tank notice been sent?. Height average grade to top of plate.	wor7	Form notice sent?	point of roof	
Size, front depth Material of foundation	No. stories	fop bottom Roof covering	cellar	iel
Praming Lumber—Kind Size Girder Colun Studs (outside walls and carrying p	Dressed or full size?	Sizo	Max. on centers	
Joists and rafters: 1st flo On centers: 1st flo	oor 2n oor 2n	d	root root	
If one story building with masonry	walls, thickness of walls?	GARÁGE	neight?	
No. cars now accommodated on sar Will automobile repairing be done APPROVALS BY:	other than minor repairs DATE	to cars nationally stored in the	no proposed bunding?	
BUILDING INSPECTION—PLAN ZONING: . A. K	(1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	Will work require disturbin Will there be in charge of t	the above work a perse	n competent
Fire Dept. Cartes Ind. As	em Werel	to see that the State and C are observed?	illy requirements porta	Ining thereto
Others:		MHoere	Phone # &	ame



CITY OF PORTLAND, MAINE Department of Bullding Inspection

Certificate of Occupancy

LOCATION

447-457 Cumberland Avenue

Weston Assoc, Inc.

Date of Issue Nov. 3, 1983

Office is for certific that the building, premises, or part thereof, at the above location, built-altered -changed as to use under Building Permit No. 82/01139, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

43 Unite

Entire

Uniting Conditions: LANDSCAPING SLIDVED DIE 1.VST-066

This certificate supersedes certificate Issued

(Date) Inspector

Inspector of Bidldings

Notices This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when properly changes hands. Copy will be furnished to owner of lessee for one dollar.

						I P	ERMIT	ISSUI	ED]	
City of Portland, M 389 Congress Street, G		_		~ -	u	mit No: 02-0268	Issue Date	6 2002	CBL:	F020001
Location of Construction:		Owner Name:		-		Addre s:			Phone	<u> </u>
447 Cumberland Ave		Old Cumberla	nd Asso	ciates	170 N	lewbury CST	Y OF P	ORTL/	and I	
Business Name:	and the second s	Contractor Name	<u>.</u>		Contra	ctor Address:		The second secon	Phone	
n/a		DMT Construc	ction, In	ic.	PO B	ox 1636 Por	tland		2077	837720
Lessee/Buyer's Name	······································	Phone:			Permit	Type:	<u> </u>	· · · · · · · · · · · · · · · · · · ·	······	Zone:
n/a		n/a			Alter	rations - Mu	lti Family			R-6
Past Use:		Proposed Use:			Permit	Fee:	Cost of Wor	k: C	EO Distr	iet: (
Multi / Housing for the	elderly	brick veneer in needs an additi	sing for the elderly; The r in front of the building ditional support. ick to install steel lintel. introl joints		\$0.00 2 FIRE DEPT: Approved Use Group: Type:					7) Type: 3B
Proposed Project Description	uni:							ļ	~(1	KIL
Install steel lintel and c		control joints.			Signati PEDES Action	STRIAN ACT		Signature FRICT (P.	- 7	☐ Denied
					Cianas			,	Data	
					Signati				Date:	
Permit Taken By:		Date Applied For: 03/27/2002				Zoning	g Approv	al		
gg			Sno	cial Zone or Revi	011/6	Zoni	ng Appeal	 T	Historia	c Preservation
		es not preclude the gapplicable State and	ا	oreland	rwa -		-	[_	District or Landmark
2. Building permits d septic or electrical		clude plumbing,	□w	etland		Miscell	aneous		Does N	ot Require Review
3. Building permits a within six (6) mon-		if work is not started ne date of issuance.	☐ Flo	ood Zone		Conditi	onal Use		Require	es Review
False information permit and stop all	-	alidate a building	☐ Su	ıbdi vision		Interpre	tation	[Approv	red
			☐ Si	te Plan		Approv	ed		Approv	ved w/Conditions
			Maj [O Date:	Minor MM	1	Denied		Dai	Denied	Hero We wes A tr
				۱, ۱				10	D. A.	· Febrew . 4/2/02
			(CERTIFICATI	ION			Ø	A 4	1/4/02
I hereby certify that I an I have been authorized to jurisdiction. In addition shall have the authority such permit.	by the co	wner to make this applermit for work describe	med proication : d in the	operty, or that t as his authorize application is i	he prop d agent ssued, l	and I agree I certify that	to conform the code of	to all ap _l ficial's at	plicable athorized	laws of this I representative
SIGNATURE OF APPLICA	NT			ADDRES	S		DATI	3		PHONE
RESPONSIBLE PERSON II	N CHAR	GE OF WORK, TITLE		-			DATI	3		PHONE

City of Portland, Maine -	_		1	1011	CBL:	
389 Congress Street, 04101 T		3, Fax: (207) 874-871		19/15/08	036 F020	100
Location of Construction:	Owner Name:		Owner Address:	_ 1 7	Phone:	
447 CUMBERLAND AVE		RLAND ASSOCIAT	170 NEWBURY			
Business Name:	Contractor Name		Contractor Address:		Phone	
	Northeast Hel	ical, LLC /Rich Porter	68 Burgundy Dri	ve Nashua	608898008	9
Lessee/Buyer's Name	Phone:		Permit Type:		12	Zone:
			Additions - Mult	i Family		<u> </u>
Past Use:	Proposed Use:		Permit Fee:	Cost of Work:	CEO District:	· · · · · ·
Multi-Family	Multi- Family	- repair settling	\$600.00	\$57,500.00	2	
	foundation	•	FIRE DEPT:	Approved INS	PECTION:	
				Denied Use	:Group, 🖳 📜 🏻 T	ype \G
1	·		<i> </i>	_ i	PECTION: Group, R-2 T	003
least use! 43 c	<u>adentiAL</u>	dwelling uni	See 1	Luns	Jagger Co	2003
Proposed Project Description:	30	3	CEUICA		2500	
repair settling foundation		~	Signature:	CHES SIRI	nature: 9/5/18	C-
- -			PEDESTRIAN ACT			
			Action: [] Annex	uad [] Annound	/ I w/Conditions 🗀 D	lenied
			Action. [] Appro	ved [] Арргочес	i w/Conductors D	CHICU
			Signature:		Date:	
Permit Taken By: D	ate Applied For:	<u> </u>	Zoning	Approval		
ldobson	08/21/2008	[130211116	ppo.u.		
This permit application does	not preclude the	Special Zone or Revie	ws Zoni	ng Appeal	Historic Preser	vation
Applicant(s) from meeting a		Shoreland	[] Variano	д	Not in District	or Landma
Federal Rules.	ppacto ctare and	Siturcians		·		or tantana
a pullation in material and a six in all		Wetland	☐ Miscelli	meane	Does Not Requi	ire Review
Building permits do not incl septic or electrical work.	ude plumoing,	wenan	, Wiscell	nicous	[] Does Not Keda	ILO INCOPICAT
		∏ Flood Zone , Al	,	onal I lea	Requires Revie	w
 Building permits are void if within six (6) months of the 		Linda Soule West	La Congre	otiar Gac		••
False information may inval		Subdivision	Interpre	tation	Approved	
permit and stop all work		The supplies of the state of th	[_] merpie	tucion.	(F) Approved	
•		Site Pfan	Approv	ed.	Approved w/Co	enditions
DEDINE		0'	- I ripprovi	, u		
PERMITI	SSUED	Maj Minor MM	☐ ☐ Denied		Denied	
		I falti C taterine C taura	L Beilled			
į)	1 1	0 /04 0	1 1		ا ساماه	
0.03 7 5	0000	1 - " 1 - 1 - 1 - 1 - 1 - 1 - 1				$\supset \sim 11$
3 1 573	3003	Date: 1500	Date:		Date: 9 9 03 5	32H
SES 1 8	2003	Date: 11508	Date:		Date: 714 DR3	<u>Z</u> 2H
		Date: 1 1 5 0 6 C	Date:		Date: 714 DR	Z2.H
CHY CF PA		Date: 1 1 9 0 5 C	Date:		Date: 114[033	3 2H
		Date: (190° C	Date:		Date: 7 4 <i>0</i> 3	2 <u>2</u> 17
					Date: 1141(03)	≥ 514
CHY CF PA	TELAND	CERTIFICATION	ON			57H
CITY (FP?	er of record of the na	CERTIFICATIOn that the transfer of that the transfer of the tr	ON ne proposed work is		he owner of record	
CITY CF PO	er of record of the na	CERTIFICATIOn and property, or that the ication as his authorized	ON ne proposed work is agent and I agree	to conform to al	he owner of record I applicable laws of	this
CITY CF PO	er of record of the na ner to make this appl nit for work describe	CERTIFICATIOn the department of the control of the central control o	ON he proposed work is a gent and I agree sued, I certify that	to conform to al the code official	he owner of record l applicable laws of 's authorized repres	this entative
hereby certify that I am the own have been authorized by the own urisdiction. In addition, if a permitall have the authority to enter a	er of record of the na ner to make this appl nit for work describe	CERTIFICATIOn the department of the control of the central control o	ON he proposed work is a gent and I agree sued, I certify that	to conform to al the code official	he owner of record l applicable laws of 's authorized repres	this entative
CITY (FP?	er of record of the na ner to make this appl nit for work describe	CERTIFICATIOn the department of the control of the central control o	ON he proposed work is a gent and I agree sued, I certify that	to conform to al the code official	he owner of record l applicable laws of 's authorized repres	this entative
CITY CF P? Thereby certify that I am the own I have been authorized by the own urisdiction. In addition, if a permithall have the authority to enter a such permit.	er of record of the na ner to make this appl nit for work describe	CERTIFICATION That in the property, or that the ication as his authorized in the application is is uch permit at any reason	ON he proposed work is lagent and I agree sued, I certify that hable hour to enford	to conform to al the code official ce the provision	he owner of record I applicable laws of 's authorized repres of the code(s) appl	this entative icable to
hereby certify that I am the own have been authorized by the own urisdiction. In addition, if a permitall have the authority to enter a	er of record of the na ner to make this appl nit for work describe	CERTIFICATIOn the department of the control of the central control o	ON he proposed work is lagent and I agree sued, I certify that hable hour to enford	to conform to al the code official	he owner of record l applicable laws of 's authorized repres	this entative icable to
hereby certify that I am the own have been authorized by the own urisdiction. In addition, if a pernitall have the authority to enter a nuch permit.	er of record of the na ner to make this appl nit for work describe	CERTIFICATION That in the property, or that the ication as his authorized in the application is is uch permit at any reason	ON he proposed work is lagent and I agree sued, I certify that hable hour to enford	to conform to al the code official ce the provision	he owner of record I applicable laws of 's authorized repres of the code(s) appl	this entative icable to