

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 30, 1979 at 3:30 p.m. to hear the following appeals:

1. Unfinished Business - none
2. Nonconforming Use

14-26 Irving Street - Augustine Tripaldi - To construct a 40'x60' storage building not issuable under the Zoning Ordinance in the R-5 Residential Zone for the following reasons:

1. This build. will abut the rear lot line rather than having a rear yard set back of 3' as required by Sec. 602.6.B.1.
2. This build. would constitute an increase in the exist. Nonconforming Use (ceilings and acoustics) unless authorized by the Board of Appeals under the provisions of Sec. 602.17.B.

DENIED

3. Conditional Use

659-687 Warren Ave. Cor. of 289-343 Riverside St. - Turner Barker Assoc. -
To Change the Use of the exist. build. from retail sales & warehousing to wholesale sales & warehousing not issuable under Zoning Ord. because use is not allow. in B-2 Business Zone unless authorized by Board of Appeals under Sec. 602.9.A.8.b.

OK

4. Appeals - none
5. Variances

- A. Space & Bulk Variances - none
- B. Use Variances - none
- C. Dwelling Unit Conversions

145-151 Spring Street - Carleton Winslow - To renovate the exist. build.'s into a 21 unit apart. complex not issuable under Zoning Ord. for follow. reasons: (1) Area of lot is only 17,360 sq. ft. instead of min. 21,000 sq. ft. (1,000 sq. ft. per fam.) required by Sec. 602.7.B.8 in R-6 Residential Zone. (2) Eight off-street park spaces will be provided rather than twenty-one required by Sec. 602.14.B.1.

OK