



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

May 29, 2013

York County Shelter Program, Inc.
PO Box 820
Alfred, Maine 04002-0820
Attn: David Beseda

RE: 30 Mellen Street – 047-A-026 – R-6 Zone with Historic Overlay Zone – Serenity House

Dear Mr. Beseda,

I am in receipt of your request for a determination letter concerning Serenity House located at 30 Mellen Street. A Certificate of Occupancy was issued on February 7, 1985 for the entire premises for an "Alcoholic rehab facility" based upon an approved permit #84-850 issued on July 17, 1984. There are no limiting conditions on the permit or Certificate of Occupancy that restricted the number of residents being served. In 1986 another permit was applied for concerning the detached carriage house. There was a site plan review thru the Planning Division along with a conditional use appeal that approved a maximum of 8 living units in the carriage house for clients of Serenity House. Subsequently, a Certificate of Occupancy was issued for 4 units in the carriage house.

Since the late 1980's, the Land Use Zoning Ordinance was revised. Permitted uses have been changed in the R-6 Zone. However, such changes do not negate the previously approved use(s) for this facility. The use of "Alcoholic rehab facility" is considered a legal nonconforming use and may continue its approved use to the fullest extent approved. Such use of "Alcoholic rehab facility" is *not* in violation of the current Land Use Zoning Ordinance for the City of Portland, Maine.

I am also aware of proposed work within the principal structure to increase the number of beds available with interior work to be done on the existing second and third floors. It is my understanding that the number of residents and beds within the principal structure will be increased from 16 to 22. The proposed current increase in the number of residents and beds would *not* be a violation of the approved zoning use of this structure. In 1986 the City was aware that up to 31 clients resided in this building. Twenty-two (22) beds are significantly under what was originally approved under the "Alcoholic rehab facility". Such proposed work and use will be approvable under Zoning.

Parking requirements under the current Land Use Ordinance exempts properties located within Historic Districts [14-332.2(d)] to show any more parking spaces than currently

existing on site. The proposed project does require the applicant to show additional parking on the lot.

Please note that although the zoning for this facility can be approved for the suggested work, this letter does not substitute for an actual building permit application to do such work. Any building permit applications shall be required prior to commencing any such work. Any exterior work shall require a separate review thru the Historic Division.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish at the end.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

YORK COUNTY SHELTER PROGRAMS, Inc.

Post Office Box 820 • Saxeo Hill Road • Alfred, Maine 04002-0820 • 207-324-1137 • FAX (Admin) 207-324-5290 (Residential) 324-7316

May 9, 2013

Marge Schmuckal
 Planning and Urban Development Department-Inspections Division
 City of Portland
 389 Congress Street
 Portland, ME 04101

RECEIVED

MAY 13 2013

Dept. of Building Inspections
 City of Portland Maine

30 Mellen St
 2-6 - Hustave
 047-A-026
 22, 39A

RE: Request for Zoning Determination for
 30 Mellen Street
 CBL 047 A026001

Dear Ms. Schmuckal,

York County Shelter Programs ("YCSP"), the nonprofit corporation owner of 30 Mellen Street (also known as Serenity House) is requesting a Zoning Determination Letter from the City of Portland. This is a requirement for our application for funding that is to be submitted to MaineHousing before the end of May. If our funding application is successful, YCSP is proposing to renovate a portion of 30 Mellen Street. Specifically, MaineHousing is requiring that we obtain a letter from a municipal official that; A) confirms that the proposed project complies with local land use ordinances and B) that the letter also states that the proposed project is permitted within the zone. The section related to municipal compliance from MaineHousing's application is worded as follows:

Municipal Compliance

- a) Has the municipal code enforcement officer (or applicable municipal official) provided a letter confirming that the proposed project complies with the local land use ordinances?
- b) Has the municipal code enforcement officer (or applicable municipal official) provided a letter confirming that the proposed project is a permitted use within the applicable zone?

To receive points for municipal compliance, applicants will need to submit applicable municipal letters with this application.

This property dates to prior to 1900, and since 1971 it has been owned by the nonprofit corporation Community Alcoholism Orientation House, Inc. for the benevolent and charitable purposes of housing and treating persons with alcoholism and other special needs. On April 11, 2012, a nonprofit corporate merger took place and was recorded between Community Alcoholism Orientation House, Inc. (also known as Serenity House) and York County Shelter Programs, Inc., and the real estate passed, by operation of law, to be owned by York County Shelter Programs, Inc. Our agency will continue to operate the property for benevolent and charitable purposes of housing and treating persons with alcoholism and other special needs, including disabilities and mental health issues. York County Shelter Program owns and manages over 220 permanent housing units at 34 sites in 10 different town and cities in Southern Maine. Our housing is specifically

PRESIDENT JOSEPH R. HANSUUP SARFORD	VICE PRESIDENT BARBARA CALDEN ALFRED	SECRETARY DAVID H. JOY ALFRED	TREASURER BR. JAMES LACASSE ALFRED	NEIL HOLBE YORK	ROBERT DUBOIS SPRINGVALE
BR. JEROME LESSARD ALFRED	SALLY LEWIN ALFRED	HELENA RICKENSON WELLIS	ROGER PADICE SCARBOROUGH	SCOTT LAMMIERE PORTLAND	
CAROL ADAMS KENNEBUNK	JENNIFER HAYDEN, ESQ. BIDDEFORD	JUANNA PHILLIPS PORTLAND	LORI BLACK SARFORD		EXECUTIVE DIRECTOR DONALD H. GEAN

York County Shelter Programs, Inc. does not discriminate in the rental of housing, the provision of services, or in any other matter, based on race, color, age, religion, sex, ancestry, national origin, disability, familial status, sexual orientation or status as a recipient of public assistance.

dedicated to providing low-income persons with long-term affordable housing. All of our housing sites provide onsite, ongoing supportive services and case management (on an individualized, as needed basis)

YCSP is applying for funding from MaineHousing to accomplish interior renovations to the 30 Mellen Street building and we propose to add additional bathrooms, fire safety upgrades, new flooring, painting and historic preservation approved storm windows. The renovation would create 6 units of "special needs independent living units" in parts of the building that are currently vacant and unused (please see existing and proposed floor plans). Each of the six units would have a private full bathroom, access to common areas for shared refrigerators and microwave ovens, and a fire rated stairway egress to the outside. The residents would also be able to have prepared meals or use the large main kitchen and dining room on the first floor of the building. The building is sprinkled, and would be upgraded as needed or required by code. All other code requirements will also be met, such as upgraded electrical, or any other unit requirements required by code. The footprint of the building will not change. Our architectural firm, Joy and Hamilton, will be submitting a full set of plans and specifications to the Portland Code Office for approval and issuance of a building permit.

We believe that these units, and the property, qualify as "*Special needs independent living units*" (City of Portland Code of Ordinances Sec. 14-47). This use is also permitted in the R-6 Zone. The six special needs independent living units that would be included in this interior renovation would exist in the same building, but separated from to the existing four large bedrooms that are on the second floor. Those four second floor bedroom units can house between 3-4 persons in each of the four rooms. The second floor rooms share four common bathrooms and a common large kitchen, dining room and two living rooms. Also on the property, in a non adjoining building (that was previously the carriage house) there are four apartment units that service as special needs independent living units.

We believe that this 6 unit project also complies with the City of Portland Code of Ordinances because the number of units, 14 (6 in this renovation, 4 existing in the building and 4 in the rear building), complies with the minimum lot size of Sec 14-139 no. 2. a. The lot size is 22,349 sq feet which exceeds the lot size of 16,200 sq feet as required by Sec 14-139 no.2. a. (which can even be reduced by 20% for special needs independent living units). The parking area (please see site plan and parking spaces) is also adequate and meets requirements because the site has 8 parking spaces and *Special needs independent living units* are required to have 1 parking space for every four living units plus one for each staff member normally present. With 14 units we will need 4 parking spaces, plus we normally have no more than three staff on site at a time, for a total of 7 parking spaces required (City of Portland Code of Ordinances Sec 14-332 (r)). The lot also complies because it does not exceed the Maximum lot coverage (City of Portland Code of Ordinances Sec 14-139 -5.) The front building with a footprint of 3087.2 SF and the footprint of the back building with 4760 SF (7848 total SF) do not exceed 50% of the lot size, and do not exceed the maximum as required by Sec 14-139 -5.

Attached to this Request for Zoning Determination is the YCSP check to the City for \$150 and a full scale set of plans developed by our architect (site plan, existing floor plans, proposed renovation plans). Please contact me if you need further information. Thank you for your assistance with this project which will continue to provide much needed housing for low-income Portland residents.

Sincerely,



David Beseda

Housing and Development Director
York County Shelter Program, Inc.

Phone 207-651-1489

email dbeseda@aol.com

persons residing in each rooming unit.

Self-storage facility: Fully enclosed buildings with individual, secured units (accessed with or without supervision) used for the exclusive purpose of storage of non-hazardous business or personal materials.

Setback: The required distance and the land resulting therefrom between a street line and the closest possible line of conforming structure.

Sheltered care group home: A facility which, in addition to providing food and shelter to a defined population, provides guidance or counseling services. Such services are a primary function of the facility.

Shore frontage: The length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Shoreland zone: The land area located within two hundred fifty (250) feet, horizontal distance, of the normal high water line of any river; within two hundred fifty (250) feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action; within 250 feet of the upland edge of freshwater wetland; or within seventy-five (75) feet, horizontal distance, of the normal high water line of a stream.

Sign: Signs shall be as defined in section 14-367.

Single-component manufactured housing: Manufactured housing which is constructed and transported in one (1) section that is a habitable dwelling unit. For purposes of planned residential unit development and multiplex development, single-component manufactured housing shall not be considered a dwelling unit, except in the FH Flexible Housing Zone.

Special needs independent living unit: A dwelling unit developed and managed by a nonprofit organization for habitation by persons with special social, physical or mental needs beyond strictly economic needs. Such persons shall be provided required levels of supervision, care and/or counseling services appropriate to their special needs, and the services shall be provided by either the sponsoring nonprofit agency or through another entity with which the agency has entered into a contractual arrangement.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No:	0000-1707	Applicant:	COMMUNITY ALCOHOLISM ORI
Project Name:	30 MELLEEN ST	Location:	30 MELLEEN ST
CBL:	047 A026001	Application Type:	Determination Letter
Invoice Date:	05/13/2013		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 047 A026001 Bill to: COMMUNITY ALCOHOLISM ORIENTATION HO 30 MELLEEN ST PORTLAND, ME 04101	Application No: 0000-1707 Invoice Date: 05/13/2013 Invoice No: 41049 Total Amt Due: \$0.00 Payment Amount: \$150.00
--	--

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

York County Shelter Programs, Inc.

17999

City of Portland
5807 · Fees & Assessments

5/10/2013

Zoning determination letter for Serenity Hse applicati

150.00

RECEIVED

MAY 13 2013

Dapt. of Building Inspections
City of Portland Maine

KSB Operating Accou

150.00

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #30 Mellon St.

Issued to **Roman Catholic Bishop of Portland**
510 Ocean Ave.

Date of Issue **March 11, 1968**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **68/184**, 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

Entire

APPROVED OCCUPANCY

**Convent for six Nuns.
(Lodging House)**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

11.7.68
Inspector

G. Allen
Inspector - Buildings

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



APPLICATION FOR PERMIT

PERMIT ISSUED

AUG 27 1974

CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, August 26, 1974

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

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

LOCATION 30 Helen St Fire District #1, #2
1. Owner's name and address Sersnatz House, AARS Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address John Glazier, Kistobona, Inc., 500 Woodford St. Telephone 773-3521
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use half-way house - alcoholism No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 19.00

FIELD INSPECTOR--Mr. Nelson Cartwright GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to ventilate as per plan.
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1, 2, 3, 4

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any trees on a public street?
ZONING Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODEB:
Fire Dept.:

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 850

JUL 17 1984

ZONING LOCATION PORTLAND, MAINE .. July 12, 1984

CITY OF PORTLAND

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

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

LOCATION 30 Mallen Street Fire District #1 , #2

1. Owner's name and address Serenity House + care Telephone .. 774-2722 ..

2. Lessee's name and address Telephone ..

3. Contractor's name and address Herbert Onyood - 10 Mallen St. Telephone .. 773-7128 ..

Proposed use of building alcoholic rehab facility No. of sheets

..... No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$.. 12,500

FIELD INSPECTOR: Mr. Appeal Fees \$

@ 775-3451

Base Fee 75.00 ..

Late Fee

TOTAL \$ 75.00 ..

To make renovations and alterations to existing building as per plans. Workrooms on 2nd & 3rd floors are being expanded to meet the State Fire Code requirements as per plans. 8 sheets of plans.

Stamp of Special Conditions

Send permit to # 1 04101

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes

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

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

Framing Lumber--Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

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

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY: DATE MISCCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any trees on public street?

ZONING:

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

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

Health Dept.: are observed?

Others:

Signature of Applicant Phone #

Type Name of above David Finn for Serenity House 1 2 3 4



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 30 Mellen Street
Date of Issue February 7, 1985

Issued to Serenity House

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84-850, 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

Limiting Conditions:

Entire

Alcoholic rehab facility

This certificate supersedes
certificate issued

Approved:

2-7-85
(Date)

B. G. MacIsaac
Inspector

[Signature]
Inspector of Buildings

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

PROJECT DESCRIPTION
January 20, 1986

RECEIVED

JAN 21 1986

Serenity House
Carriage House Renovations

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

Prepared by
Oak Point Associate.

SUMMARY

The proposed project involves renovation of the existing unoccupied carriage house at 30 Mellen Street into living quarters for a maximum of 13 to 14 clients of Serenity House, a residential substance-abuse treatment facility.

PROGRAM AND FACILITIES

Serenity House presently occupies the Victorian-style house at 30 Mellen Street, designed by John Calvin Stevens. The program provides a number of counseling and support services to its (31) residents during their three- to six-month stay at the house, directed towards helping them establish themselves in the community, as well as continued contact and support as necessary once they leave. Please refer to the attached excerpt from the Serenity House brochure for a more complete description of the program.

Because the transition from the relatively controlled environment of the Serenity House program to the "outside world" is difficult for some individuals, the Board of Directors of Serenity House have decided to augment the program by providing a transitional living situation for those who need it. By renovating the existing carriage house into several small apartments, space for 13 to 14 beds can be provided. The individuals living in the carriage house "apartments" would be those who have "graduated" from the Serenity House program but who are not quite ready to move into living quarters of their own. Space in the carriage house would be available to those who need it for periods up to a year. Residents of the carriage house would participate only in the counseling services of Serenity House; otherwise, for all intents and purposes, the carriage house living quarters will function independently of the main program.

PROPOSED RENOVATIONS

The proposed renovations to the carriage house will consist, in general, of dividing up the open space which now exists on two floors of the building into approximately seven apartment units, each housing one or two residents. Changes to the exterior of the building will be minimal, primarily repair of some deteriorated roofing and trim, closing in the existing carriage-size doors, and providing several new windows to provide necessary light and ventilation to the units. The intention is to alter the character of the building exterior as little as possible, and to make any necessary alterations sympathetic to the architectural character of the original Stevens design.

Serenity House

Page 2

Site renovations are to be similarly minimal, limited to increasing the existing paved area to provide the necessary parking, and adding some planting to help screen the parking area from the street.

The parking requirements were reached in conversation with Mr. Richard Knowland of the Planning Department and Mr. William Bray, City Traffic Engineer, and were based on the following estimates by Mr. Clifton Leavin of actual parking demands:

Use:	Number	# Cars: Weekday	# Cars: Evening/weekend
Staff: weekday	5	5	
Staff: eve/weekend	2		2
Residents: current	31	1	2
Residents: additional	14		1
Visitors: current		1	2
Visitors: additional			1
Totals		7	8

These numbers are based on observations of current demand and projections of future demand, and reflect the following facts: 1) few of the residents of Serenity House, or their visitors, have cars; 2) most of those residents who do have cars use them to get to work during the day, when the staff parking demand is greater, and 3) many residents go out to visit family or friends on the weekend, rather than spend weekends at the house.

The parking requirement listed in the Zoning Standards which seemed closest to the existing and proposed use was for one space for each eight beds, which would lead to six required spaces. The site plan shows ten spaces, which figure was arrived at in consultation with Mr. Bray. The intention is to provide sufficient parking to meet the projected demand, while retaining, if possible, the residential character of the property, as well as the two large blue spruces on the site.

Construction time for the proposed renovations is estimated at six months.

GENERAL SITE CONSIDERATIONS

The total land area of the site is 22,661 square feet. Total ground floor area of the existing main house is 3025 ± square feet gross, while total ground floor area of the existing carriage house is 1815 ± square feet gross.

Solid waste disposal is currently handled by private contract with a disposal company, and similar arrangements will be made for dealing with the additional demand from the carriage house.

Serenity House
Page 3

Preliminary discussions with each of the respective utility companies have revealed no difficulty in providing utility services to the carriage house from the existing street mains.

Drainage from the existing paved drive runs down the drive and into the street. Drainage from the proposed parking area is planned to sheet across onto the adjacent grass area, while the existing driveway drainage will continue to run down into the street as it does presently. Aside from the driveway drainage, no other problems due to topography are anticipated.

Serenity House Appendix

SERENITY HOUSE is a 31 bed Hospital House for alcoholic men who wish to rebuild their lives damaged by alcohol. The house is located on Meigs Street in Portland, in a classic three story Victorian building designed by John Calvin Stevens, just two blocks from Longfellow Square.

SERENITY HOUSE works with men 18 and older from all areas of the State of Maine. Many of our residents are without a family, a home, a job, or financial resources. Clients generally come to SERENITY HOUSE from other treatment programs such as detox centers and short term rehabilitation programs.

PURPOSE AND PROGRAM

SERENITY HOUSE recognizes the multifaceted needs of the recovering alcoholic and helps each man rebuild his life and support systems so that he can live soberly and successfully in the community. This is accomplished through:

1. Individual counseling
2. Group therapy
3. Participation in Alcoholics Anonymous
4. Family counseling
5. Close medical supervision
6. Vocational Rehabilitation Services
7. Spiritual counseling
8. Psychological evaluation, if needed.

When a man is ready to leave SERENITY HOUSE in a 3 to 6 month period, the program has helped him establish himself in the community with a place to live, a means of support, contact with after-care therapy in outpatient counseling, AA, and continuing contact with SERENITY HOUSE as needed. Perhaps most importantly SERENITY HOUSE helps each man establish a network of friends that care.

REFERRALS-ADMISSIONS SCREENING

Referrals must be drug and alcohol free for a minimum of five days. All prospective clients must be screened by our Admissions Committee which meets weekly. An appointment can be arranged by calling the SERENITY HOUSE office. Telephone: 207-774-2722

FEES

Fees for services are based on the ability to pay. All clients contribute their work efforts to maintain the house, and working clients contribute a portion of their income toward their rehabilitation expenses. Expenses not covered by the above are reimbursed by clients, State Alcoholism Premium Funds, Bureau of Rehabilitation, Veterans Administration, and some insurance carriers. No one is refused services for inability to pay.

STAFF

SERENITY HOUSE staff is composed of highly skilled registered and non-registered Substance Abuse Counselors that are supervised by a Director of Counseling; a Medical Director; a Registered Dietician; and Administrative Staff.

LICENSING/CERTIFICATION

SERENITY HOUSE is licensed as a Residential Substance Abuse Treatment Facility by the Maine Department of Human Services.

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Serenity House, c/o Mr. Solvain

JANUARY 21, 1986
Date

Applicant
30 Mellen St., Portland 04101

30 Mellen Street
Address of Proposed Site

Mailing Address
Living units

47
Site Identifier(s) from Assessors Maps

Proposed Use of Site
22,651 sq. ft. / 1,815 sq. ft.

R-6
Zoning of Proposed Site

Acreage of Site / Ground Floor Coverage

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3 & 2 years

Board of Appeals Action Required: () Yes () No

Total Floor Area 22,651 sq. ft. / 1,815

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval; Review Initiated
- Minor Development — Staff Review Below

APPROVED
APPROVED
CONDITIONALLY

DISAPPROVED

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
X	X	X	X	X	X	X	X	X			

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: APPROVED BY PLANNING BOARD 1/21/86

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Date _____

Applicant _____

Mailing Address _____

Proposed Use of Site _____

Acreage of Site / Ground Floor Coverage _____

Address of Proposed Site _____

Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Proposed Number of Floors _____

Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				REASONS SPECIFIED BELOW	
DISAPPROVED																

REASONS: 1) The proposed parking lot shall be graded such that surface runoff drains toward the existing driveway and not toward the abutting property.

2) A revised plan must be submitted indicating the proposed regrading of the parking area.

3) The location and method of connecting into the city sewer must be approved by the Sewer Division of Public Works.

Robert J. Roy Jan 29 1986
SIGNATURE OF REVIEWING STAFF/DATE

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION **PORTLAND, MAINE Jan. 21, 1986.**

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

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

LOCATION **30 Mellen Street** **04101** Fire District #1 , #2

1. Owner's name and address **Serenity House, c/o Father Molwain + Sons** Telephone **774-2722**

2. Lessee's name and address

3. Contractor's name and address

Proposed use of building **8 living units** No. of sheets

Last use **vacant** **Rehabilitation of substance abusers, extended care** No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contract cost \$

FIELD INSPECTOR—Mr. **Appeal Fees** \$ **50.00**

@ 775-5451 **Base Fee** **300.00 City P.**

Late Fee **25.00 Charge of Use**

TOTAL \$

Minor Site Plan Review and Conditional Use Appeal through Planning Board.

Innovation of the existing unoccupied carriage house into living quarters for a maximum of 13 to 14 clients of Serenity House, a residential substance-abuse treatment facility. Also, Change of Use from vacant to 8 living units.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Cilder Columns under girders Size Max. on centers

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

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

No. cars not accommodated on same lot to be accommodated number commercial cars to be accommodated

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

APPROVALS BY: **DATE** **MISCELLANEOUS**

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING:

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

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

Health Dept.: are observed?

Others:

Signature of Applicant *[Handwritten Signature]* Phone *[Handwritten Number]*

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 2-1

01113 AUG 28 1986

B.O.C.A. TYPE OF CONSTRUCTION 4-B

ZONING LOCATION PORTLAND, MAINE Aug. 25, 1986

City Of Portland

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

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

LOCATION ... 30 Mellen Street ... Fire District #1 [] #2 []
1. Owner's name and address Serenity House ... Telephone 774-2722
2. Lessee's name and address ... Telephone 829-0118
3. Contractor's name and address Portland Builders, Inc. - Box 4902 ... Telephone 829-0118

Proposed use of building Carriage house ... No. families ...
Last use same ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$100,000 ...

FIELD INSPECTOR--Mr. @ 775-5451

Appeal Fees \$
Base Fee 920.00
Late Fee
TOTAL \$

To make interior renovation of existing carriage house as per plans. 7 sheets of plans, structural changes also included

PERMIT ISSUED WITH LETTER

send permit to # 3 04112

13D SPRINKLER 545, INSTALLED

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

DETAILS OF NEW WORK

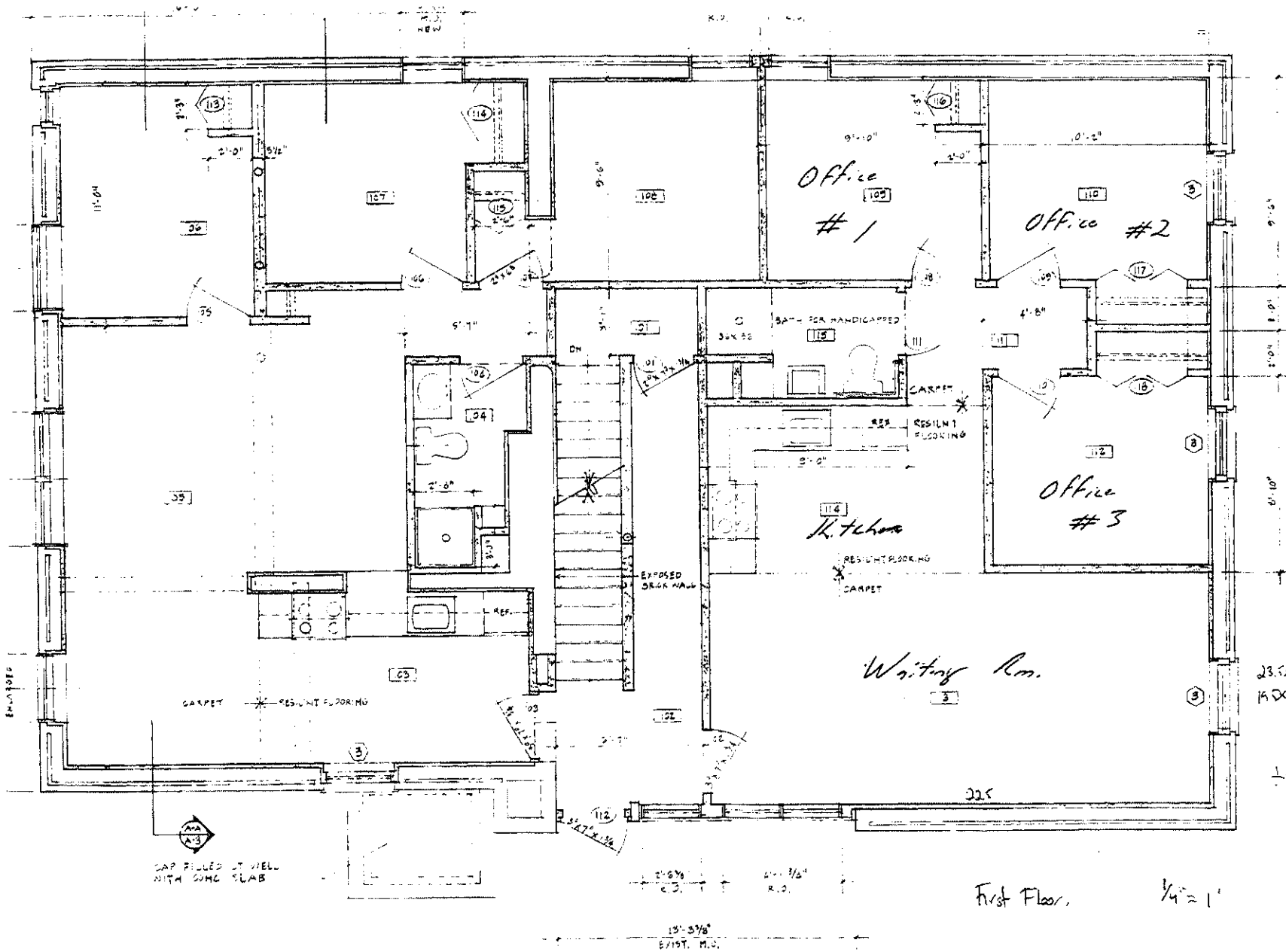
Is any plumbing involved in this work? yes ... Is any electrical work involved in this work? yes ...
Is connection to be made to public sewer? yes ... If not, what is proposed for sewage?
Have septo tank notice been sent? ... Form notice sent?
Height average grade to top of plate ... Height average grade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

IF A GARAGE

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

APPROVALS BY: BUILDING INSPECTOR, PLAN EXAMINER, ZONING, BUILDING CODE, Fire Dept., Health Dept.

MISCELLANEOUS Will work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?



TITLE: FIRS
 SCALE: 1/4"
 DATE: MAY 1
 REVISIONS:

Serenity House, Carriage House Renovations
 Mellen Street, Portland, Maine
Michael R. Charak, Carol A. Wilson Architects

23.5x 22.5000
 19.5x 22.185
 704.25
 1400
 21.2500

First Floor, 1/4" = 1'



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 30 Helen Street

Issued to Serenity House

Date of Issue 12/22/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86-1113, 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

Entire

4 Units

Limiting Conditions:

None - Limiting until January 15, 1987

This certificate supersedes
certificate issued

Approved:

12/22/86

(Date)

Inspector

Inspector of Building

Chris
NOV. P.F.P.

Notice: This certificate identifies lawful use of building or premises, and must be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

County
Amount \$2
Date P.
Type of
Use

N/F MARBETH REALTY CORP.
C.C.R.D. BK 3591 PG. 155

N/F D.G. LOWRY

+ EL.

S.I.R. 006

SD.H. 007

EXIST'G RETAINING WALL

2' MAPLE

EXIST'G FENCE

EXISTING CARRIAGE
HOUSE FF. EL. 95.5

N/F W.H. FOX
C.C.R.D. BK 5074 PG. 342

004
S.I.R.

S.I.R. 005

EXIST'G FENCE

S.I.R. 008

EXIST'G FENCE
S.I.R. 009

1" = 20'

3' MAPLE

4" ELM.
12" ELM.
18" BLUE SPRUCE

2" 8" BIRCH
2" 24" BIRCH

N/F L.H. & M.M. MUSSMAN
C.C.R.D. BK 3485 PG. 279

GRASS

EXISTING MAIN
HOUSE FF. EL. 101.8

EDGE OF EXIST'G
PAVEMENT

N/F W.H. FOX
C.C.R.D. BK 5074 PG. 242

JE

CS

PAVINGS

NEW ASPHALT
CURB (TYP.)

EXIST'G RETAINING WALL

003
SD.H.

002
SD.H.

sidewalk

sidewalk

001
SD.H.

REGISTRY OF DEEDS
RATION FOR LAND SURVEYORS

curb. Main street.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0290 Issue Date: 5/5/09 CBL: 047 A026001

Location of Construction: 30 MELLEEN ST	Owner Name: COMMUNITY ALCOHOLISM OR	Owner Address: 30 MELLEEN ST	Phone: 207-774-2722
Business Name:	Contractor Name: Mark S Dwyer	Contractor Address: 30 Mellen Street Portland	Phone: 2078316275
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-6

Past Use: Serenity House/Alcohol rehab facility - four residential units in old carriage house	Proposed Use: Serenity House - Change of Use/One Apartment unit changing to office for outpatient counseling for former residents (old carriage house)	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 2
		FIRE DEPT: w/conditions 4/27/09	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/E-1 Type: SB IBC-2003

Proposed Project Description:
Change of Use/One Apartment unit changing to office for outpatient counseling for former residents

Signature: *[Signature]* Date: 5/1/09

Signature: *[Signature]* Date: 5/1/09

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

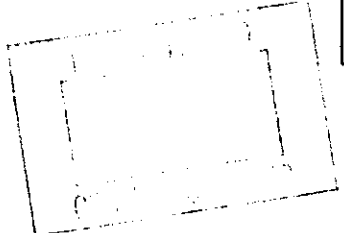
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: lmd Date Applied For: 04/08/2009

Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: 4/22/09 <i>[Signature]</i>	Date: _____	Date: _____



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 047 A026001
Land Use Type BENEVOLENT & CHARITABLE
Verify legal use with Inspections Division
Property Location 30 HELLEN ST
Owner Information COMMUNITY ALCOHOLISM ORIENTATION HOUSE INC
 30 HELLEN ST
 PORTLAND ME 04101
Book and Page
Legal Description 47-A-26
 HELLEN ST 26-38
 22394 SF
Acres 0.5141

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 7404 **OWNER OF RECORD AS OF APRIL 2012**
 COMMUNITY ALCOHOLISM ORIENTATION HOUSE INC
 30 HELLEN ST
 PORTLAND ME 04101
LAND VALUE \$198,600.00
BUILDING VALUE \$651,260.00
BENEVOLENT AND CHARITABLE (\$849,860.00)
NET TAXABLE - REAL ESTATE \$0.00
TAX AMOUNT \$0.00



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

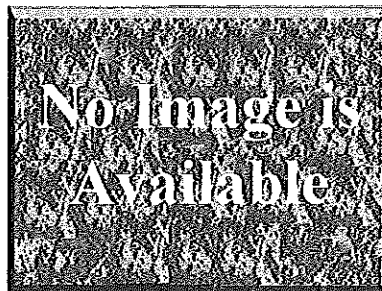
Building Information:

Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1900
Style/Structure Type BOARDING HOUSE
Units 4
Square Feet 5286
[View Sketch](#) [View Map](#) [View Picture](#)



Building 2
Year Built 1900
Style/Structure Type BOARDING HOUSE
Units 9
Square Feet 9561
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 1762
Use MULTI-USE STORAGE
Height 8
Heating HW/STEAM
A/C NONE

Building 1
Levels 01/01
Size 1762
Use MULTI-USE APARTMENT
Height 10
Walls BRICK/STONE
Heating HW/STEAM

30 Mellen St



30 million \$

- CofO 3/11/68 Convert for Six Nuns (lodging house)
- CofO 2/7/85 Alcoholic rehab facility 84-850
- Bldg permit 8/20/86 Alterations to existing carriage house 86-1113
1/21/86 minor site PLAN review/conditional use to PR
Levis House for carriage house to be for a maximum of 13-14 client
residential substance abuse treatment facility -
Asked for 8 living units -
- CofO 12/22/86 units for 86-1113 Levis House

~~? Lodging house now~~

NO

Certificate of Occupancy is
still VALID for Alcoholic rehab
facility

Thru 3-1-80
uses changed may be in 1988

Section 602.7

A. No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, except for the following uses:

R-6 RESIDENCE ZONE
602.7 A.

1. Any use permitted in the R-5 Residence Zone.
2. Apartment house or multiple dwelling.
3. Lodging house.
4. Private business college or trade school.
5. Convalescent home, nursing home, sanitarium, home for the aged, childrens' home, home for the care and treatment of the deaf and blind.
6. Accessory buildings and uses customarily subordinate or incidental to a conforming principal building or use.
7. Planned Residential Unit Development consisting of attached dwelling units, or a series of attached dwelling units, designed or intended primarily for separate ownership, provided that overall density, front yard requirements and parking requirements are met as set forth in Section 602.7.B. Front yard requirements are defined in relationship to publicly accepted streets. All other space and bulk requirements contained in any orther Ordinance are hereby waived with respect to such a development, except that such development shall meet the appropriate subdivision requirements of Chapter 603 of the Municipal Code as now enacted or as hereafter amended.
8. Any of the following conditional uses if and as authorized by the Board of Appeals:
 - a. Water pumping station, reservoir and standpipe, electrical power substation, transformer station and electrical switching yard, and telephone exchange building.
 - b. Private nursery school.
 - c. Office space for doctors of medicine, dentistry, osteopathy, architects, insurance, and real estate brokers or agents. Space for services auxiliary to these professional uses when located in a building

Effective
January 4, 1971

containing one or more of such professional uses and when not occupying a floor area equivalent to more than 35% of the total floor area of the building occupied by such professional use.

- d. Open air off-street parking, including the establishment of public parking lots, subject to the requirements of Section 14.
- e. Lodge or fraternal organizations.
- f. Chancellery.
- g. Non-profit athletic fields.
- h. Private, club, or non-profit social and recreational facility, subject to the following conditions or standards:

handwritten notes

Thru 3-1-80

Effective 1/20/71

- (1) No exterior signs shall be permitted.
- (2) Adequate landscaping, screening or buffer shall be provided for shielding of service areas, drives or parking lots from view of abutting residential uses, which might be adversely affected thereby. All deliveries to the private club shall be through the major service and loading area of the building.
- (3) Off-street parking shall be provided in accordance with the provisions of Section 602.14 of the Zoning Ordinance.
- (4) Location, design and operation of such facility shall not adversely affect the value of surrounding residential properties.
- (5) No facility will be located in a residential structure containing less than fifty dwelling units, and such facility shall be open exclusively to residents of such structure and their bona fide guests accompanying them. Liquor shall not be sold or stored in said facilities or club.
- (6) Entrance to such a club or facility shall be only through a lobby or other public open space within the structure.
- (7) A club cannot exceed five percent of the gross floor area within a residential structure.

Space and bulk
602.7 B.

B. No building or structure shall be erected, altered, enlarged, rebuilt, or used which does not comply with the following requirements.

Minimum rear yards
602.7 B. 1.

- 1. Principal buildings or structures - 20 feet
Accessory buildings or structures - 3 feet

Minimum side yards
602.7 B. 2.

- 2. Principal buildings or structures - except where there is a party wall there shall be a side yard on each side of each detached building or group of attached buildings having a width as determined in the following table, provided that the width of one side may be reduced one foot for every foot that the other is correspondingly increased in width but no such yard shall be less than ten feet in width, and provided