

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



223 Western Promenade

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January 5, 1990

Ms. Pamela Gleichman and
Mr. Karl Norberg
c/o Gleichman & Co.
130 Park Street
Portland, Maine 04101

Dear Ms. Gleichman and Mr. Norberg:

At the meeting of the Board of Appeals on Thursday evening, January 4th, the Board held a public hearing to consider your request for a space and bulk variance and a conditional use appeal for your property at 223 Western Promenade in the R-4 Residence Zone.

The Board accepted your request for withdrawal of your variance request, by a unanimous vote of six members present, indicating that no variance was required for the proposed project involving the carriage house and its conversion to an apartment unit. Then the Board subsequently voted by a unanimous vote of six members present to grant your conditional use appeal for approval of your proposal to rehabilitate the second floor of the carriage house for an apartment under the provisions of Section 14-103 (1) b. of the City Zoning Ordinance.

You will now have six months following the date of this approval in which to apply for a building permit to construct the proposed project.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Enclosure: Copy of the Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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JOHN C. KNOX
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DEWEY A. MARTIN, JR.
REBECCA SARGENT
MICHAEL E. WESTORT

February 14, 1992

Winton Scott Architects
5 Milk St
Portland, ME 04101

Re: 223 Western Promenade


Dear Mr. Scott,

As you know, at its meeting of February 13, 1992, the Board of Appeals voted to permit a change of use at the above referred property from a 1-family to a 2-family dwelling.

A copy of the Board's decision is enclosed.

You should now come to this office, Room #315 to continue the building permit application process.

Sincerely,


William D. Giroux
Zoning Administrator

cc: Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathleen Lowe, Code Enforcement Officer
Karl Norberg, 223 Western Promenade

2-13-92

223 Western Promenade



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Karl Norberg
Winton Scott

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use is (circle one) permitted under Section 14- 474 of the Zoning Ordinance, for the following reason(s): 4-0

2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): 4-0

3-A. There are are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): 4-0

3-B. There will will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): 4-0

3-C. The impact does does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

4-D

Conclusion*

After public hearing on Feb 17, 1992, and for the reasons above-stated, the accompanying application is hereby (check one)

_____ granted.

4 granted subject to the following condition(s):

meets the site plan requirements

is prevented

0 denied.

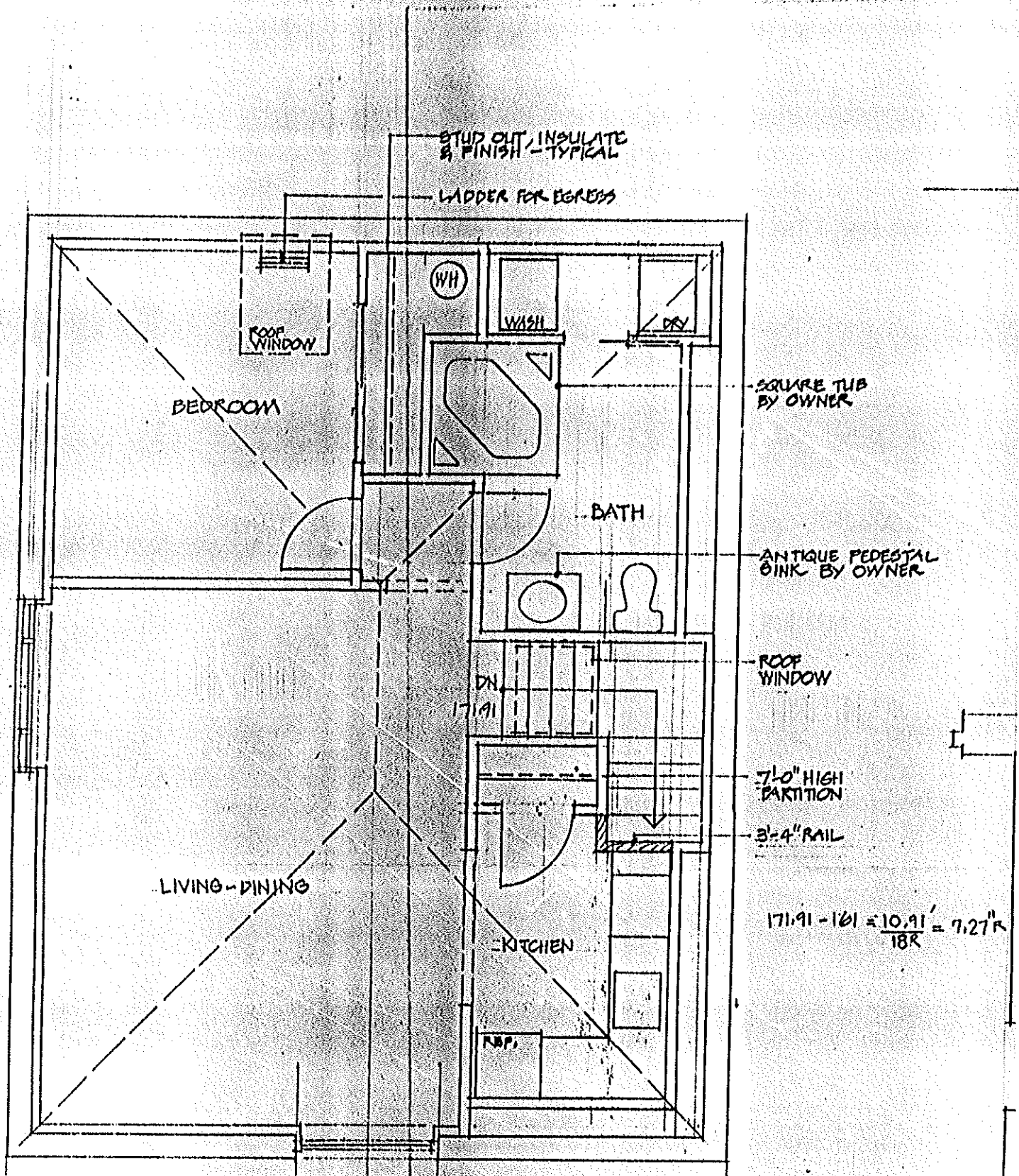
Dated: Feb 17, 1992

Paul C. Kuro
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted

Paul C. Kuro
Thomas Quinn
W. W. [unclear]
Robert [unclear]



SECOND FLOOR PLAN
CARRAGE HOUSE
 1/4" = 1'-0"



City of Portland
Department of Planning and Urban Development
Room 211 City Hall, 389 Congress Street
Portland, Maine 04101 207-874-8300

FORM 1.1.11

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), the following work on the specified property is hereby:

granted a Certificate of Appropriateness, with conditions as indicated.
 denied a Certificate of Appropriateness.

Historic Resource Inventory Number: _____ Assessor's Char/Block/Lot: _____

Property Address: 223 Western Promenade

Applicant: (name) Pamela Gleichman and Karl Norberg
(address) 223 Western Promenade
Portland, ME 04102

Proposed Work (continue on back if necessary): Rear building addition connecting the main house with garage; restoration of front porch; and restoration work on garage, per application and drawings.

Conditions of Approval (continue on back if necessary): None

Reasons for Denial (continue on back if necessary): _____

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

4/23/92
Date


Director of Planning and Urban Development

Staff Recommendation:

___ Additional Information Requested (date: _____ req'd: _____)
___ Approve. ___ Approve w/ conditions. ___ Deny. No Recommendation. Date: 3-27-92

Conditions: _____

Historic Preservation Committee Recommendation/Decision:

Required: Yes ___ No
 Approve. ___ Approve w/ conditions. ___ Deny. Vote: 5-0 (Kuniholm & Thaxter absent)
Conditions: None Date: 4-15-92

Planning Board Decision:

Required: ___ Yes No
___ Approve. ___ Approve w/ conditions. ___ Deny. Vote: _____
Conditions: _____

City Council Decision (Project of Special Merit):

___ Approve. ___ Approve w/ conditions. ___ Deny. Vote: _____
Conditions:

- ___ 1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.
- ___ 2. Developer provide full documentation of the resource, provide suitable monument.
- ___ 3. Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 223 Western Promenade

Issued to Karl Norberg/Pamela Olafsson

Date of Issue September 9, 1993

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. 92-4104, 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

two-family dwelling (one unit in carriage house)

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

9/9/93
(Date)

Karl Norberg
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate is limited to the building or premises and shall 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

B.O.C.A. USE GROUP

AUG 26 1982

B.O.C.A. TYPE OF CONSTRUCTION

00702

ZONING LOCATION

PORTLAND, MAINE .. August 20, 1982

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 223 Western Prom Fire District #1 , #2

1. Owner's name and address John R. M. Higgins, same Telephone # 775-0081

2. Lessee's name and address Telephone # 774-9801

3. Contractor's name and address Other Telephone

Proposed use of building Dwelling with solar greenhouse No. of sheets

Last use Dwelling No. families 1

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 8,500. Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 55.00

Late Fee

TOTAL \$ 55.00

To construct 15' x 13' solar greenhouse on dwelling as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04102

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 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:
BUILDING INSPECTION—PLAN EXAMINER:
ZONING: O.K. M.G.C. 8/24/82
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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?

Signature of Applicant: [Signature] Phone # same
Type Name of above: Mr. John P. M. Higgins 1 2 3 4
Other and Address: