

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Nadeen Daniels, City Clerk
FROM: ✓ Marge Schmuckal, Asst. Chief, Inspection Services Division
SUBJECT: Actions Taken by the Board of Appeals on February 6, 1997
DATE: February 7, 1997

The meeting was called to order at 7:00 p.m. All Board members were present to hear the following appeal:

1. Unfinished Business : None

2. New Business:

Conditional Use Appeal:

71 Bowdoin Street, Rosa W. Scarcelli and Thomas Rhoads, owners, the Board voted 7-0 to grant the request to legalize the present use of the property, that of a two unit dwelling structure, R-4 Zone

The meeting was adjourned at 7:40 p.m.

Enclosures: Agenda for February 6, 1997 meeting
Copy of the Board's decision
Tape of meeting (1 std size tape)

cc: Joseph E. Gray, Dir, PUD
P. Samuel Hoffses, C, Insp Svcs Div
Charles A. Lane, Assoc. Corp Counsel
Matthew D. Manahan, Chairman, ZBA

members present: All present
called to order 7:00 pm

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 6, 1997 at 7:00 p.m. to hear the following appeal:

1. **Unfinished Business: None**

2. **New Business:**

Conditional Use Appeal:

Granted
7-0

71 Bowdoin Street, Rosa W. Scarcelli and Thomas Rhoads, owners, request the Board legalize the present use of the property, that of a two unit dwelling structure. R-4 Zone

3. **Adjournment**

Advise Alan Wolf to
Listen to This tape
Prior to The Feb 20th
meeting

Adjourned 7:40 pm

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL

DECISION

Name and address of applicant: Rosa W. Scarcelli and Thomas Rhoads owner 71 Bowdoin St.

Location of property under appeal: 71 Bowdoin

For the Record

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

Thomas Rhoads _____

Mary Ann Kenyon ? _____

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

Findings of Fact

1. The proposed conditional use is (circle one) not permitted under section 14-10316 of the Zoning Ordinance, for the following reason(s):

7-0

2. The proposed conditional use does (circle one) does not meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

7-0

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):

7-0

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):

7-0

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):

7-0

Grant C/P appeal at 71 Boulevard St
in the name of Rosa W. Scarcelli & Thomas
Rhoads owner to legalize the present
use of the property, that of a two unit
dwelling structure.

Conclusion*

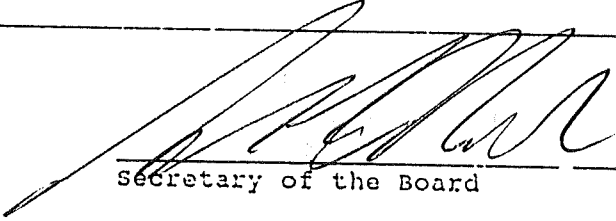
After public hearing on 2/6/97, and for the reasons above-stated, the accompanying application is hereby (check one)

granted 7-0

granted subject to the following condition(s):

denied.

Dated: 2/6/97


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.