



May 2, 2016

To the Zoning Board of Appeals
City Of Portland
389 Congress Street
Portland, Maine 04101

Sam and Alexandra May, owners of 100 Vaughn Street, propose to convert their single family dwelling into two single family condominium units. Section 14-103 of the City of Portland Zoning Ordinance lists the alteration of an existing structure to accommodate (1) or more dwelling units as an acceptable conditional use in Zone R4 provided that :

- a. “No additional dwelling unit shall have less than 600 square feet of floor space, exclusive of common hallways and storage in basement and attic.” **In the proposed plans one of the condominium units will have 2,928 square feet of living space and the other will have 2,959 sf of living space in addition to a full basement for each unit.**
- b. “No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five years.” **There are no outside stairways existing or as part of the proposed plans.**
- c. “The alteration will not result in a total cubic volume increase of more than ten percent within the immediately preceding five years.” **The proposed alteration presents no increase in volume nor has there been an increase within the last five years.**
- d. “A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level.” **Each of the proposed units has all three floors of its habitable space above the adjoining ground level.**
- e. “No existing dwelling unit shall be decreased to less than one thousand (1,000) square feet of area.” **The existing single family dwelling of 5,887 square feet will retain approximately half of that square footage in each of the proposed condominium units, (see “a” above).**
- f. “Three thousand square feet of land area per dwelling unit shall be required.” **The existing lot size is 12,780 square feet with a proposed division of 5,813 square feet front unit and 6,967 square feet, rear unit.**
- g. “The project shall be subject to article V (site plan) of this chapter for site plan review and approval”. **Supplemental documents included with this submittal are attached to comply with the requirements of article V.**

- h. **“Parking shall be provided as required in division 20 of this article.” Each of the proposed condominium units will have two parking spaces. One of the proposed units will be using the existing two car garage off of the rear alley for parking and the other proposed unit will be using two newly created surface parking spaces also off of the rear alley as shown on the attached site plan. The newly created parking spaces do not require a curb cut and will be paved with pervious pavers. Division 20 only requires one new parking spot for the new unit.**

In addition to the provisions addressed above, it is noted in the Conditional Use Appeal Application that the Board may be concerned that the volume and type of vehicular traffic, expanse of pavement and number of parking spaces that the proposed alteration presents may not be consistent with that which would normally occur at other surrounding uses in the R4 zone. **The Owners/Applicants of this proposal believe that the addition of two off street parking spots accessible from the back alley for residential use only is consistent with other uses in the neighborhood and presents a net positive in keeping overnight parked vehicles off of Vaughn Street.**

The Owners/Applicants also believe that this proposed conditional use does not: “create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal or emissions to the air, odor, lighting, or litter... **nor will** “the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.”

The Owners, Sam and Alexandra May, soon to be “empty nesters” are proposing this conversion to a building that has two single family dwellings so that they can remain in one of the units in the neighborhood and the house they occupied while their children were in school. They believe that the size of each of the condominium units still fits with the generous size of other single family houses in R4. Each of the units will have gracious living and dining with kitchens and half baths on the first floor, master bedroom suites and second bedroom/bath suites on the second floor and two bedrooms and one bath on the third floor. Each unit will have a full basement for storage. The building will be equipped throughout with fire suppression sprinklers. The Owners have also submitted an application with the Historic Review Board seeking a Certificate of Appropriateness. From the primary viewpoint on Vaughn Street there will be practically no evidence of change to the exterior of the house. The Mays consider themselves stewards of this exceptional historical property and hope to remain so.