



Jeff Levine, AICP, Director  
Planning & Urban Development Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND ZONING BOARD OF APPEALS**  
**Conditional Use Appeal Application**

**Applicant Information:**

SANDRA CHAUSSEE  
NAME

\_\_\_\_\_  
BUSINESS NAME

\_\_\_\_\_  
BUSINESS ADDRESS

\_\_\_\_\_  
BUSINESS TELEPHONE & E-MAIL

OWNER  
APPLICANT'S RIGHT/TITLE/INTEREST

R-3  
CURRENT ZONING DESIGNATION

**Subject Property Information:**

263 BRIGHTON AVE.  
PROPERTY ADDRESS

119 E004 001  
CHART/BLOCK/LOT (CBL)

\_\_\_\_\_  
PROPERTY OWNER (If Different)

\_\_\_\_\_  
ADDRESS (If Different)

617-895-7509 jaguarwoman.sounds@  
PHONE # AND E-MAIL yahoo.com

\_\_\_\_\_  
CONDITIONAL USE AUTHORIZED BY  
SECTION 14- 88(a)(2)

EXISTING USE OF THE PROPERTY: SINGLE FAMILY

TYPE OF CONDITIONAL USE PROPOSED: ADD ACCESSORY DWELING UNIT

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. 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 will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

See attached  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

Portland, Maine

Yes. Life's good here.

Jeff Cavano, AICP, Director  
Planning & Zoning Department

Ann MacLellan  
Account Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS  
Conditional Use Appeal Application

Applicant Information:  
Sandra Chaussee

Subject Property Information:  
263 Brighton Ave Portland ME  
PROPERTY ADDRESS

BUSINESS NAME

119 EOO 4001  
CHARTER BLOCK LOT 6 (BL)

BUSINESS ADDRESS

PROPERTY OWNER (If Different)

BUSINESS TELEPHONE & FAX

ADDRESS (If Different)

owner  
APPLICANT'S RIGHT TITLE INTEREST

607-895-7509 jaguarwoman  
PHONE AND FAX sounds@  
yahoo.com

R-3  
CURRENT ZONING DESIGNATION

CONDITIONAL USE AUTHORIZED BY  
SECTION 19-88(A)(2)

single-family  
EXISTING USE OF THE PROPERTY

TYPE OF CONDITIONAL USE PROPOSED:

unit add accessory dwelling

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- 1. The volume and type of vehicle traffic to be generated, hours of operation, expense of payment, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses of other allowable uses in the same zone; and
- 2. The proposed use will not create, or contribute, to harmful conditions by reason of noise, odor, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
- 3. 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 will not have a substantially greater effect impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and verifies that the information herein is true and correct to the best of his or her knowledge and belief.

Sandra M. Chaussee  
SIGNATURE OF APPLICANT

DATE

389 Congress Street • Portland Maine 04101-3509 • Phone: (207) 874-0703 • Fax: (207) 874-0716  
http://www.ci.portland.me.us/planning/zoning.asp • E-Mail: building@ci.portland.me.us

Sandra M. Chaussee  
263 Brighton Avenue  
Portland, ME 04102  
(617) 895-0412  
jaguarwomansound@yahoo.com

September 17, 2015

**RE: Conditional Use Appeal Application**

To Whom it May Concern:

My name is Sandra Chaussee and I am the owner of 263 Brighton Avenue. I am submitting the enclosed Conditional Use Appeal Application for the purpose of creating an accessory dwelling unit at my single-family home. My intention is to live in the first-floor accessory unit and lease the second and third floor as a single unit. This application is subject to the requirements of 14-88(a)(2), which I address as follows:

-14-88(a)(2)(a): My home has an overall square footage of approximately 2,405sf. The accessory unit will be comprised of the first floor, not including the front entry way used to access both units, which has a square footage of approximately 627sf or approximately 26% of the gross floor area of the principal building.

-14-88(a)(2)(b): My home has an exterior staircase that has been traditionally used to access a second floor patio from the ground level. This staircase is several years old and its use is grandfathered-in as a pre-existing condition.

-14-88(a)(2)(c): The anticipated conversion does not require any exterior alternations.

-14-88(a)(2)(d): The City of Portland lists my lot size as approximately 14,830sf.

-14-88(a)(2)(g): The remaining dwelling unit comprised of the entire second floor and finished attic space will have a square footage of approximately 1,600sf or 66% of the gross floor area of the principal building.

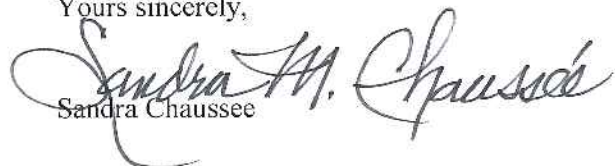
-14-88(a)(2)(h): The premises includes a two bay garage, and each unit will be assigned a bay accordingly.

-14-88(a)(2)(i): See 14-88(a)(2)(c) and 14-88(a)(2)(h)

-14-88(a)(2)(j): I will occupy the accessory unit as my primary residence.

Additionally, the approval of the proposed accessory unit will have little to no effect on the volume and type of vehicle traffic, will not create unsanitary or harmful conditions, and will not have a substantially great effect on surrounding properties. Thank you very much for your consideration

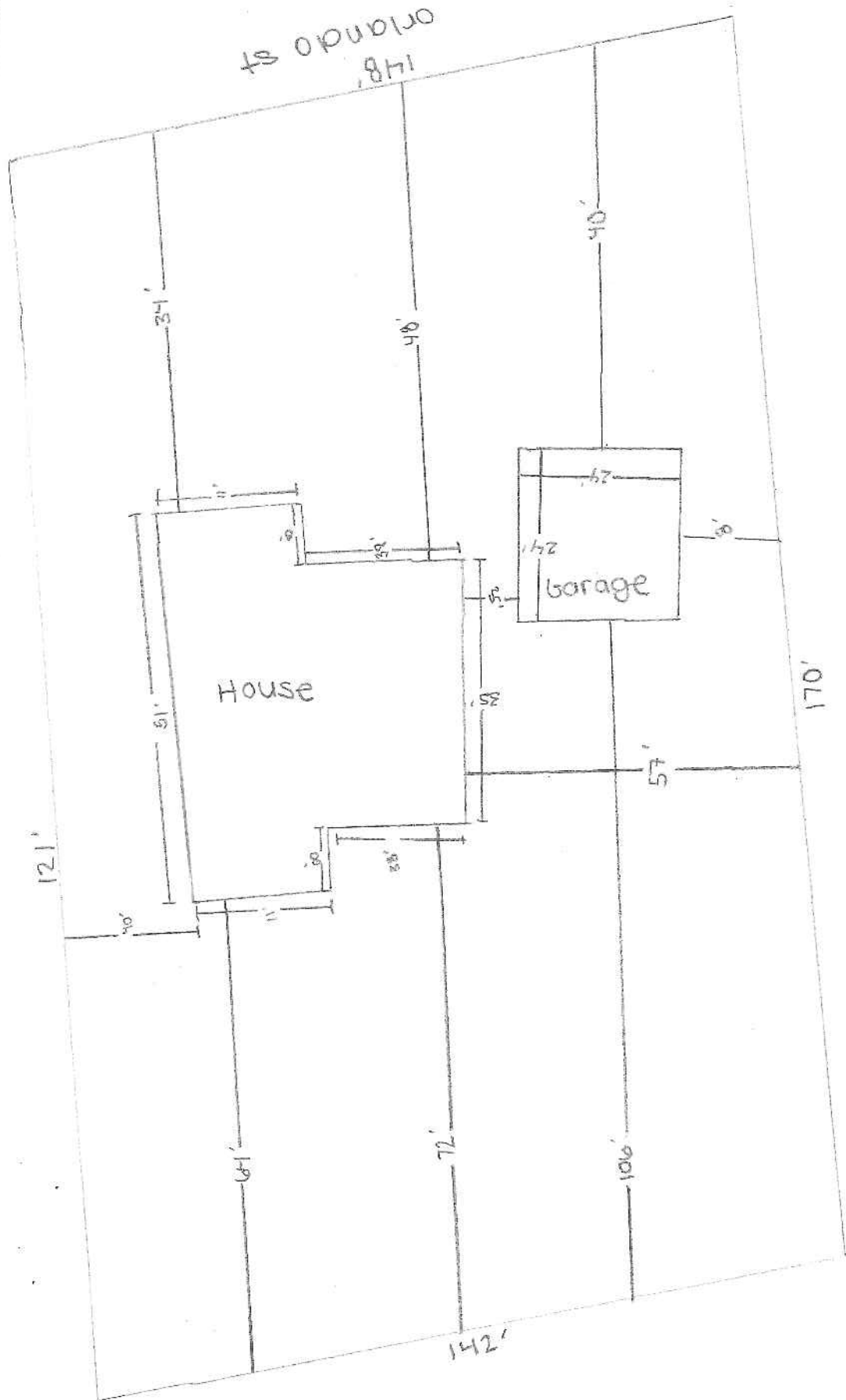
Yours sincerely,

  
Sandra Chaussee

Brighton ave

sidewalk

sidewalk

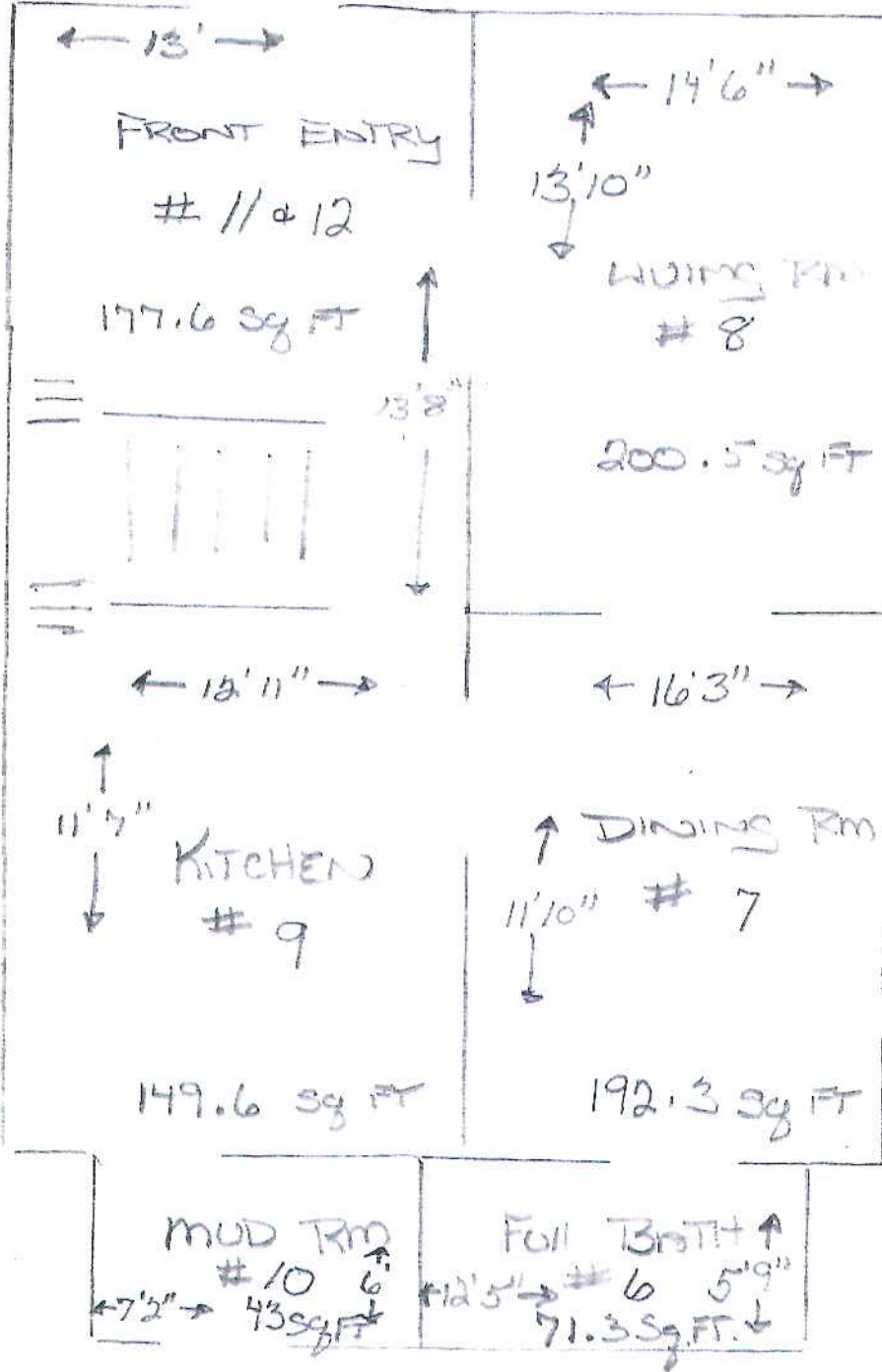


Orlando St  
148'

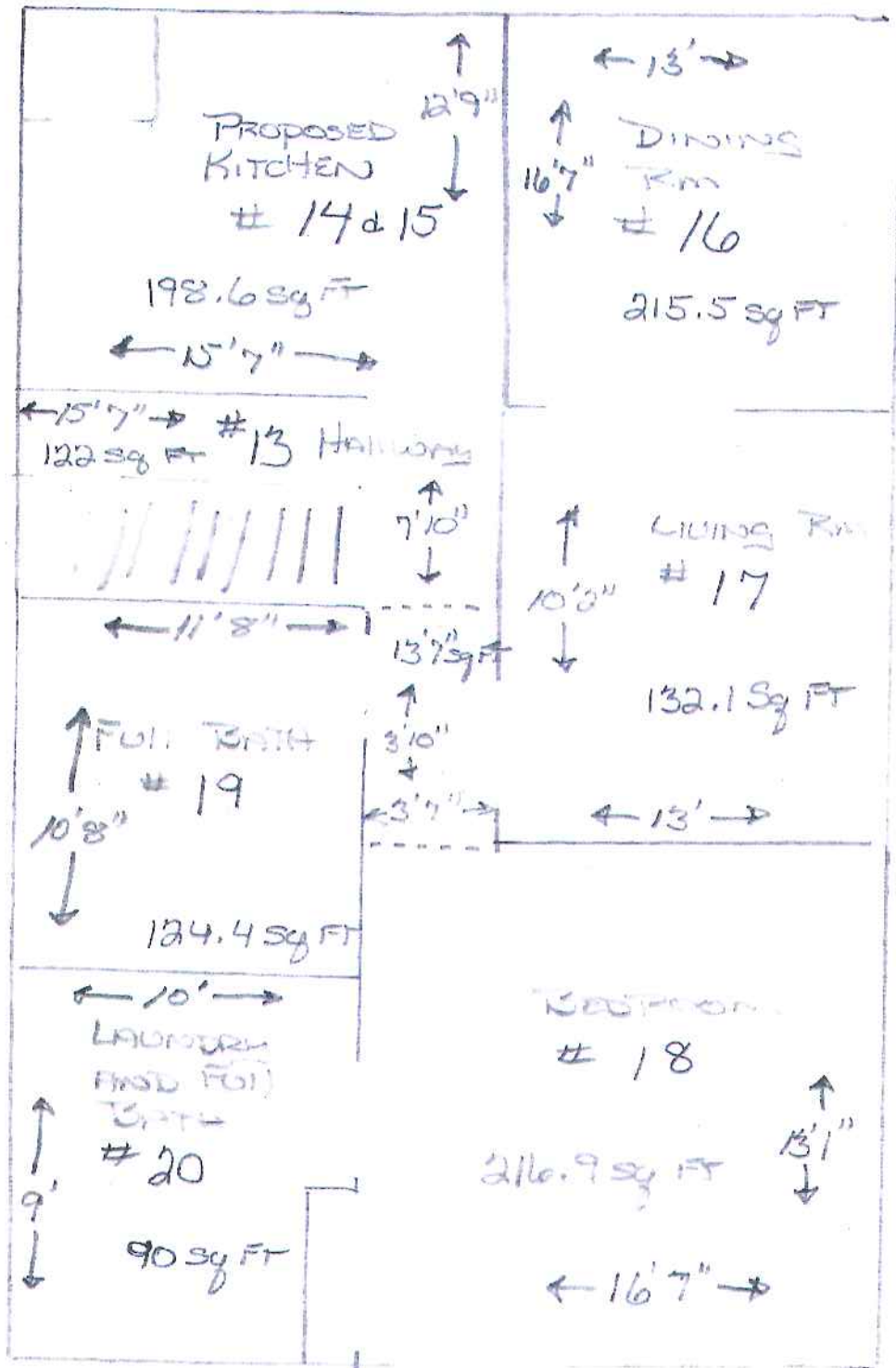
House

Garage

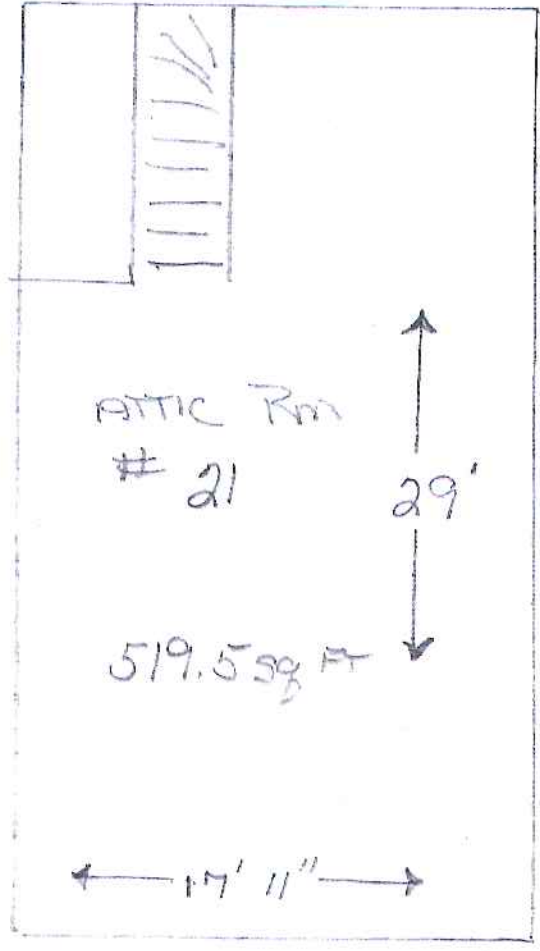
# 1ST FLOOR



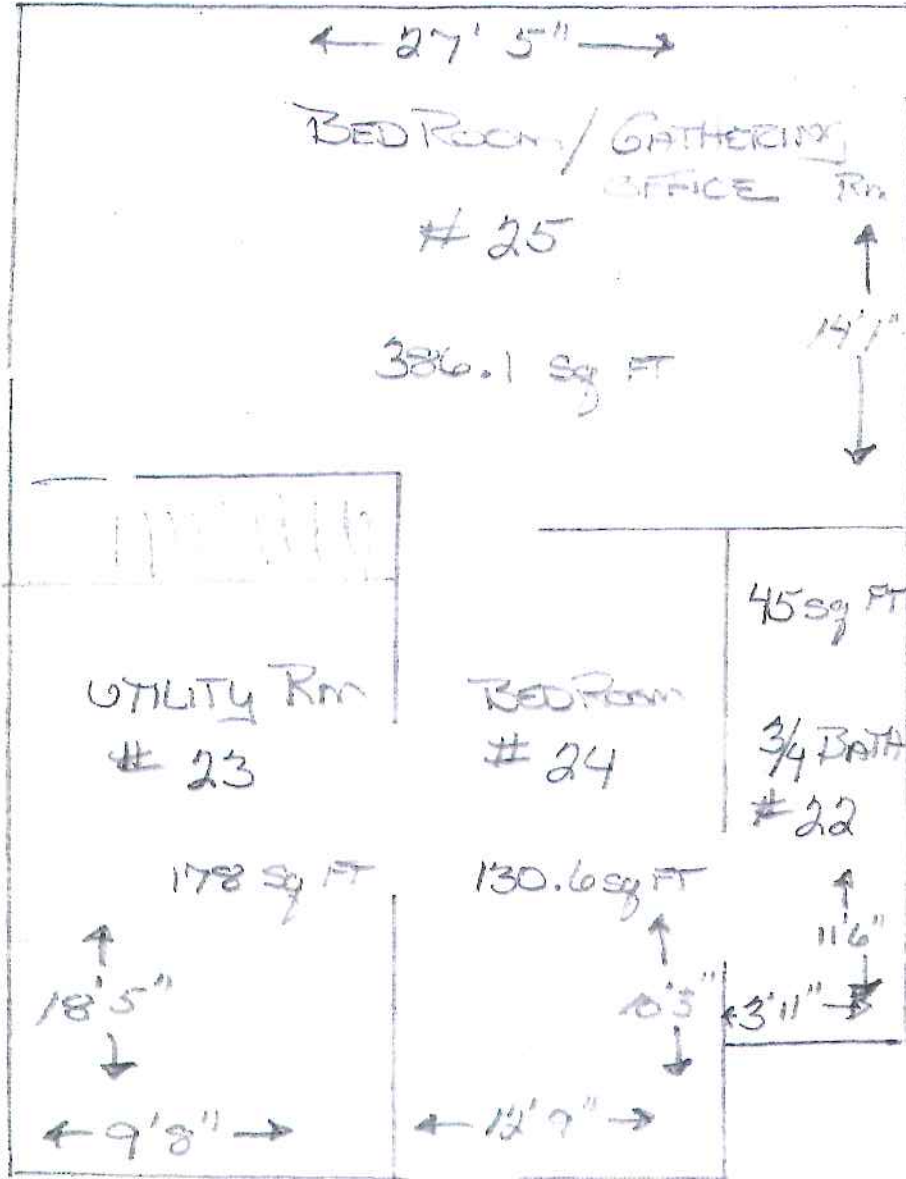
# 2ND FLOOR



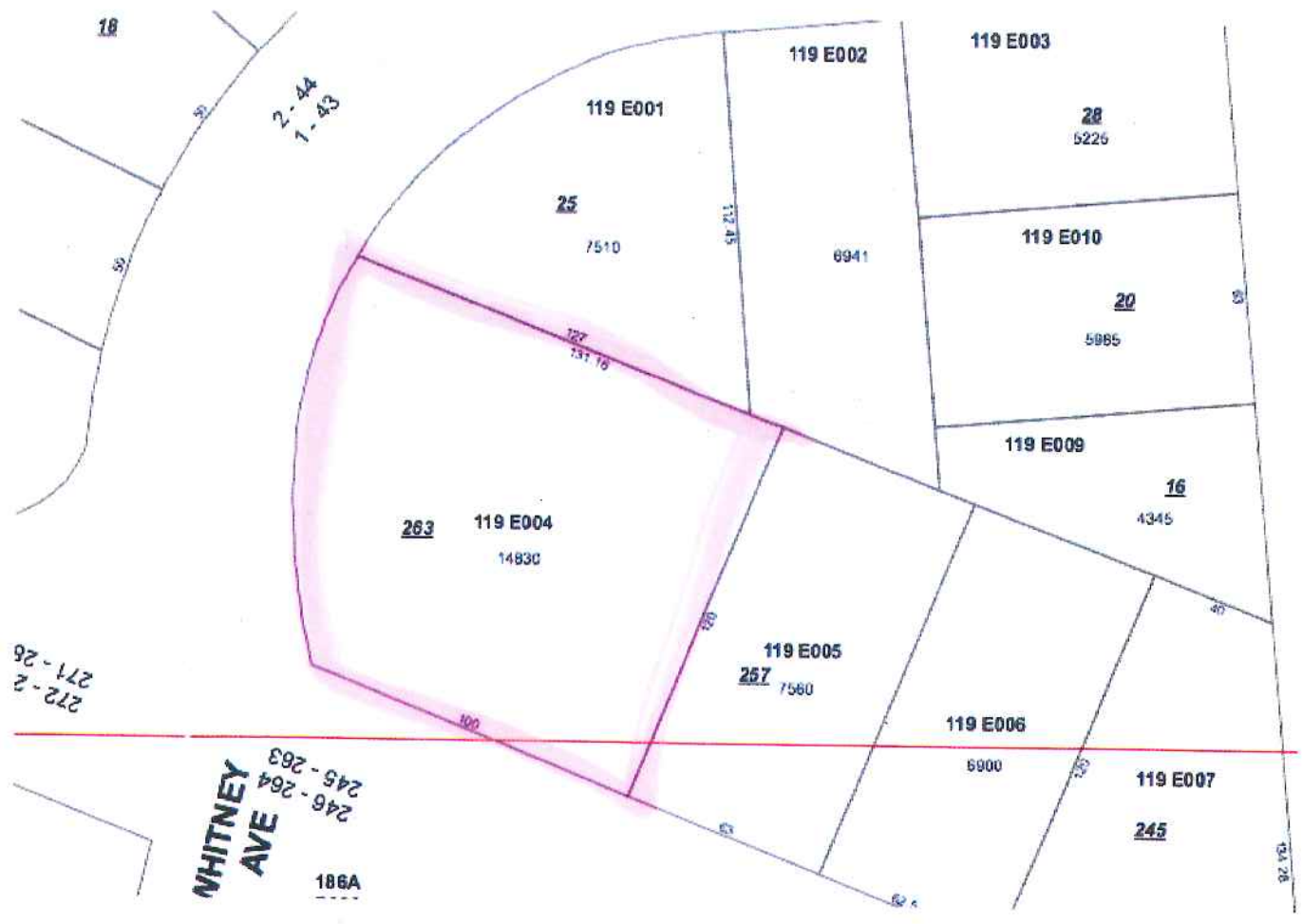
ATTIC.

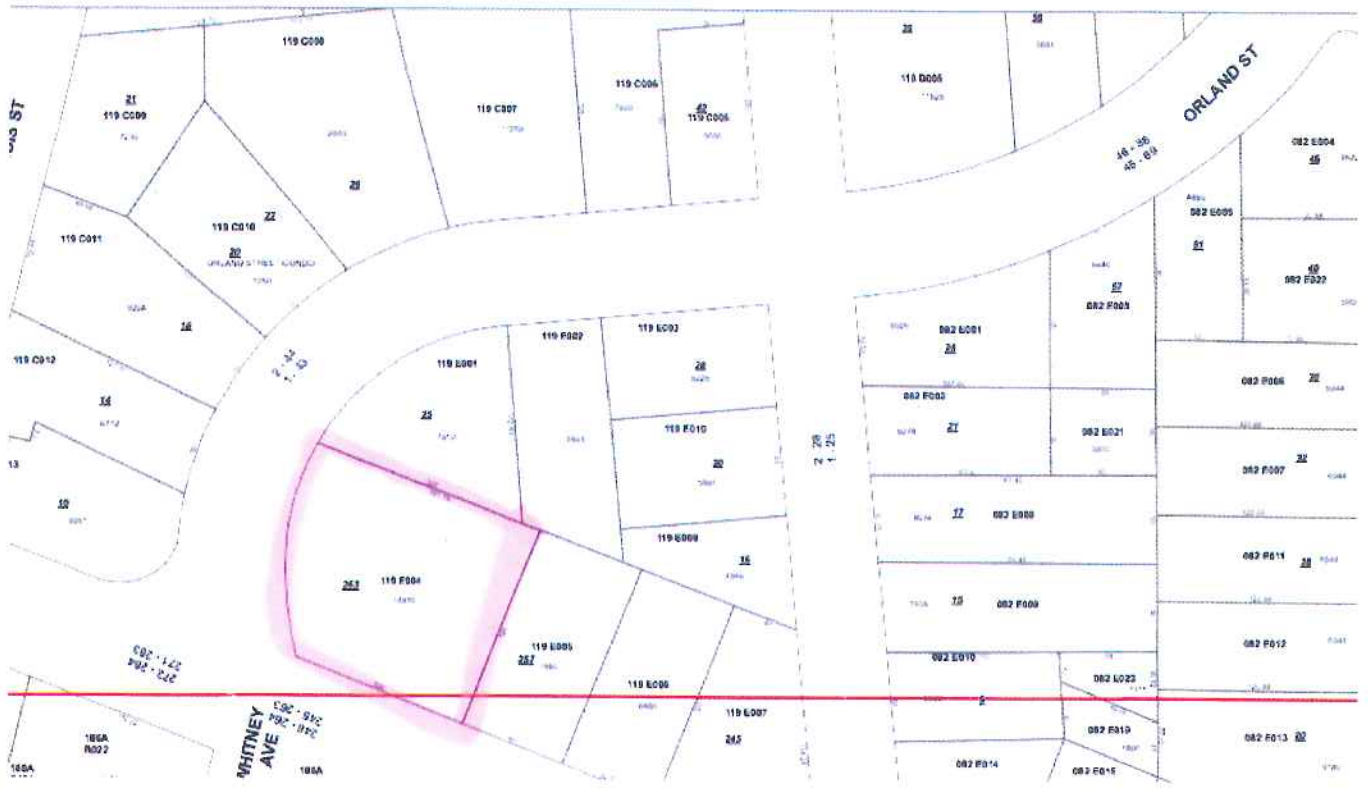


# BASEMENT









2nd LEVEL:





1<sup>ST</sup> FLOOR





EXTERIOR:



ATTIC:



BASEMENT:





WARRANTY DEED  
(Maine Statutory Short Form)

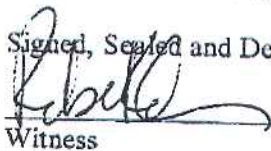
KNOW ALL PERSONS BY THESE PRESENTS, that Sandra M. Chaussee, of Portland, County of Cumberland, State of Maine, for consideration paid, GRANTS to Sandra M. Chaussee, as Trustee of the Sandra M. Chaussee Revocable Trust of 2005, dated August 24, 2005, a Maine trust with a mailing address of 236 Brighton Avenue, Portland, Maine 04102, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, described as follows:  
Beginning at a point at the intersection of the southerly sideline of Orland Avenue and the easterly sideline of Brighton Avenue, formerly Brighton Street; thence running southeasterly along Brighton Avenue 100 feet to an iron hub; thence at right angles to said Brighton Avenue and in a northeasterly direction 120 feet to iron hub; thence from this point and in a northwesterly direction and parallel with Brighton Avenue 131.16 feet to a hub placed on the southerly sideline of Orland Avenue; thence along the southerly sideline of Orland Avenue to an iron hub at the intersection of the easterly sideline of Brighton Avenue and the southerly sideline of Orland Avenue being lot 132 and 133 as shown on a plan of Fessenden Park Extension drawn by EC Jordan & Co. in August, 1898 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 99. Said lots are subject to the following restriction: that the first house built on either of said lots shall cost not less than \$3,000.00 and be occupied as single dwelling houses.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Larry H. Shain to Sandra M. Chaussee and recorded in the Cumberland County Registry of Deeds in Book 14765, Page 162.

WITNESS our hands and seals this 24th day of August, 2005.

Signed, Sealed and Delivered in the presence of

  
Witness

  
Sandra M. Chaussee

STATE OF MAINE  
CUMBERLAND, SS

August 24, 2005

Then personally appeared the above named Sandra M. Chaussee and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

Received  
Recorded Register of Deeds  
Nov 16 2005 02:44:51P  
Cumberland County  
John B O'Brien

AMY JO DREW  
Notary Public, Maine  
My Commission Expires July 28, 2010

SEAL