


Location of Construction: 57 Ashmont St		Owner: Jewish Community Center		Phone:	
Owner Address:		Lessee/Buyer's Name:		Business Name:	
Contractor Name:		Address:		Phone:	
Past Use:		Proposed Use:		PERMIT FEE:	
Child care for up to 12 children XXXXXXXXXXXXXXXXXXXX		Same for up to 18 children		\$ 25.00/\$50.00	
Proposed Project Description:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Conditional Use Appeal		Signature:		Signature:	
Permit Taken By: Vicki Dover		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
Date Applied For: 3/5/98		Action:		Date:	
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>					
<p><b>APPEAL SUSTAINED 3/19/98</b></p>					
<p style="text-align: center;"><b>CERTIFICATION</b></p> <p>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 provisions of the code(s) applicable to such permit</p>					
SIGNATURE OF APPLICANT		ADDRESS:		DATE:	
		Bob Reinert Ofc Mgr/Jewish Comm Ctr		3/5/98 772-1959	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE					
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector					

Permit No: \_\_\_\_\_

Permit Issued: \_\_\_\_\_

Zone: R-5 CBL: 25-J-3

Zoning Approval:

Special Zone or Reviews:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj  minor  mm

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review


Action:

Approved

Approved with Conditions

Denied

Date: \_\_\_\_\_

CEO DISTRICT 

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Jewish Community Ctr.

57 Ashmont Street - Portland 04103  
Applicant's interest in property (e.g., owner, purchaser, etc.):

OWNER

Owner's name and address (if different): /

Address of property and Assessor's chart, block and lot number:

MAP# 125, LOT 5-4

Zone: R5 Present use: Non-Profit, Private, Corporation

Type of conditional use proposed: Small facility Daycare

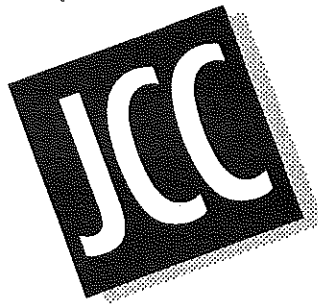
Conditional use authorized by: Section 14-1183C

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

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

Date: 8/24/95

Karen M. Serman  
Signature of Applicant



## Portland Jewish Community Center

September 1, 1995

Alan Wolf  
*President*

Karen Lerman  
*Interim Director*

Dear Board of Appeals Members:

The Jewish Community Center is a nonprofit community agency subsidized by the Jewish Federation of Maine and the United Way. Briefly, at the Jewish Community Center we provide supervised classes and activities for children ages six months to 11 years. Our elder program addresses the isolation and loneliness felt by many senior citizens in the community through classes, discussion groups, trips and exercises. Also offered is a program for parents and families that focuses on education and support for parents around such issues as single parenting, mental health and family communication.

When the Jewish Community Center located at the current Ashmont Street address over a dozen years ago the building was in a B-1 zone. Around 1989, the zone was changed to R-5. A review of the microfiche in the Building Inspectors Office reveals that a permit was issued to designate us and the building as a non-profit private corporation. It was our understanding that we did not need a conditional use permit to run our youth programs. It has recently been brought to our attention that we need to obtain a conditional use permit in order to run some of our programs. We would respectfully request this Board to grant our application for day care use.

It is our understanding that a conditional use permit shall be granted unless the board determines the following:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

57 Ashmont Street  
Portland, Maine 04103  
Fax: 207 772-2234  
207 772-1959

Recipient Agency of Jewish Federation of Southern Maine  
and United Way. Member JCC Association, ME Youth Camping  
Association and American Camping Association

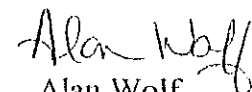
a. There is nothing unique or distinctive associated with the proposed use. We are asking to have a day care in a building designated in a grandfathered B-1 zone. This program is no different than the use of our facility for our adult programming.


b. and c. There will be no impact upon the health, safety, or welfare of the public or the surrounding area. Again, this program has no more impact than the office building itself which has been located in the area for many years.

We would welcome the opportunity to address the Board regarding this issue at the next Board of Appeals meeting.

Thank you for your cooperation.

Sincerely,

  
Alan Wolf  
JCC President

  
Karen Letman  
JCC Interim Director

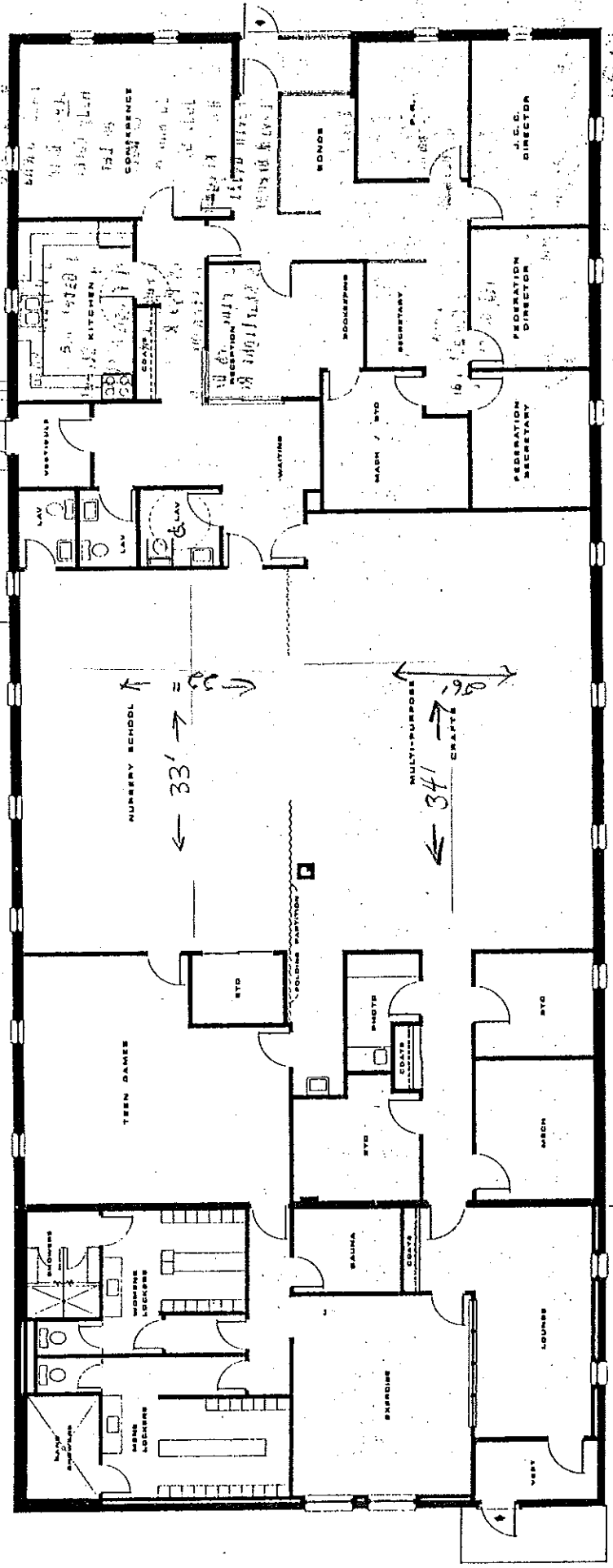
/rlvp

100-29-0000-107

EXHIBIT 107

DATE: Dec 15 5.

BY: J. S. R.



Know all Men by these Presents.

That We, James J. Kelley of Citrus Spring, Citrus County, Florida, and Kathleen M. Salisbury, of Rochester, County of Strafford, New Hampshire

in consideration of One dollar (\$1.00) and other good and valuable consideration

paid by The Jewish Community Center of Portland, A Maine Corporation having a place of business in Portland, Maine and whose mailing address is 66 Pearl Street, Portland, Maine 04111

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Jewish Community Center of Portland its successors ~~and assigns~~ and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on the northerly side of Ashmont Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe on the northerly sideline of said Ashmont Street, said iron pipe being found as follows: Commencing at the intersection of the northerly sideline of said Ashmont Street and the easterly sideline of Deering Avenue; thence South 77° 37' East along the northerly sideline of said Ashmont Street two hundred fourteen and three hundredths (214.03) feet to a point; thence South 79° 23' East along the northerly sideline of said Ashmont Street twenty-three and seven hundredths (23.07) feet to said iron pipe and the point of beginning; thence from said point of beginning North 10° 37' East along land of Ashco, Inc. one hundred seventy-five and no hundredths (175.00) feet to an iron pipe; thence South 79° 23' East along land of said Ashco, Inc. one hundred sixty-three and thirty-six hundredths (163.36) feet to an iron pipe; thence South 08° 36' West along land conveyed to said Ashco, Inc. by Alton B. Warren by deed dated February 20, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3079, Page 126, seventy-five and five hundredths (75.05) feet to an iron pipe and land now or formerly of Ralph L. Allen, et al; thence North 79° 23' West long land now or formerly of said Allen, et al, eighty-one and no hundredths (81.00) feet to a point; thence South 10° 37' West along land now or formerly of said Allen, et al, one hundred and no hundredths (100.00) feet to the northerly sideline of said Ashmont Street; thence North 79° 23' West along the northerly sideline of said Ashmont Street eighty-five and no hundredths (85.00) feet to the point of beginning; containing twenty thousand eight hundred fifty-two (20,852) square feet.

All bearings are magnetic in the year 1919.

Being the same premises conveyed by Ashco, Inc. to James J. Kelley by deed dated August 12, 1976 and recorded in said Registry in Book 3893, Page 3. Reference is also made to the deeds recorded in said Registry in Book 3965, Page 163, Book 4308, Page 295, Book 4464, Page 275, Book 4594 Page 307, Book 4819 Page 139, Book 4899 Page 84 and Book 4899 Page 82.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jewish Community Center of Portland, Maine

its successors ~~XXXX~~ and assigns, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, our heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances: except as aforesaid;

that we have good right to sell and convey the same to the said Grantee<sup>s</sup> to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, its successors ~~XXXX~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said James J. Kelley, Jr. being unmarried

and Kathleen M. Salisbury and Jeffrey

Salisbury ~~xxxx~~ husband of the said Kathleen M. Salisbury

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of December in the year of our Lord one thousand nine hundred and eighty-one

Signed, Sealed and Delivered in presence of

James H. Young, Jr. to all three

James J. Kelley, Jr. Kathleen M. Salisbury Jeffrey Salisbury

State of Maine, CUMBERLAND ss.

December 29, 1981

Personally appeared the above named James J. Kelley,

Jr. and acknowledged the above instrument to be his free act and deed.

DEC 31 1981

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE Received at 9:58 AM, and recorded in BOOK 4903 PAGE 9

Edmond D. Austin Register

Before me,

James H. Young, Jr. Justice of the Peace, Notary Public, Attorney At Law.

RECORDED







№125

CLAIMANT COURT COMPROMISE  
WALL  
FOR FURTHER REFERENCES SEE  
CLERK OF SUPERIOR COURT REGISTER OFFICE  
UNIFORMS & S.W. FILE NO. 99  
UNIT QUOTE PLANNING ACCORDING  
IN BOOK 1422 PAGE 1271-719

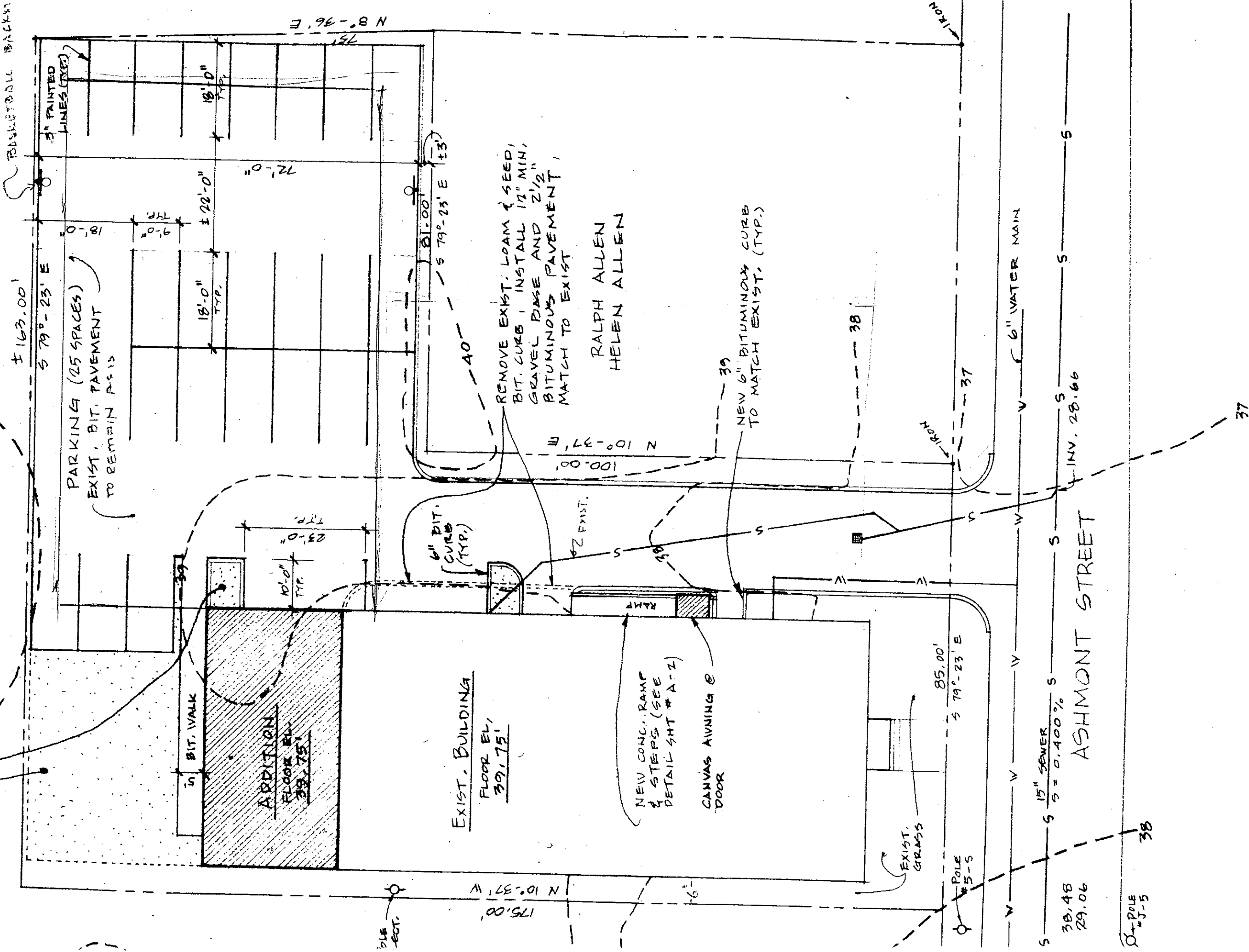
SHEET 126-A

SCALE 1 INCH = 50 FT  
RETRACED 4-5-67

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

PAVEMENT & BASE, INSTALL SEED,

40



PARKING (25 SPACES)  
EXIST. BIT. PAVEMENT  
TO REMAIN P-513

ADDITION  
FLOOR EL.  
38.75'

EXIST. BUILDING  
FLOOR EL.  
39.75'

REMOVE EXIST. LOAM & SEED,  
BIT. CURB, INSTALL 12" MIN.  
GRAVEL BASE AND 2 1/2"  
BITUMINOUS PAVEMENT,  
MATCH TO EXIST.

RALPH ALLEN  
HELEN ALLEN

NEW CONC. RAMP  
& STEPS (SEE  
DETAIL SMT # A-2)

CANVAS AWNING @  
DOOR

NEW 6" BITUMINOUS CURB  
TO MATCH EXIST. (TYP.)

ASHMONT STREET

# PLOT PLAN

SCALE : 1" = 20'-0"  
BENCH MARK : SPIKE IN POLE # 5-5 NORTH SIDE OF  
ASHMONT ST. EL. 38.48, 29.27 (CITY DATUM)

KEY :