



Full copy

INTERPRETATION APPEAL APPLICATION

Applicant's name and address: Lynn Stanton

7 Arlington Place, Portland, Maine 04101-1501

Applicant's interest in property (e.g., owner, purchaser, etc.):

owner

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

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

7 Arlington Place Portland, Maine 04101-1501 125-N-015

Zone: R 3 Present Use: in process of restoration-reconstructi

Order, decision, determination, or interpretation under dispute:

("Compliance with Permit") [Restoration or Reconstruction] this was misinterpreted to me.

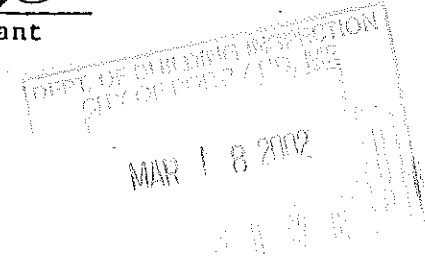
Disputed provision: Section 14-III.3 stated in the Stop Work Notice
[Section 14-385]

Type of relief requested: acceptance of submitted plans and work resumed.

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

Date: March 16, 2002

Lynn Stanton
Signature of Applicant



7 Arlington Place
Portland, Maine 04101-1501
March 16, 2002

City of Portland
Zoning Board of Appeals
City Hall, Portland, Maine 04101

Dear Portland,

This request is to rebuild a pre-existing non-conforming structure to its original stature. Dimensions were referenced in the 1924 assessment in the city assessor's office. My belief is that the height of 7ft. 6in. was documented to be the height of the side walls, not the height of the entire building. This was reasonably determined by the pictures of the demolished garage, quite deteriorated on a dipping dirt floor.

A permit to demolish and reconstruct in the same footprint was granted. The expectations of the city were not clear to myself or my contractor, or even to the code enforcers, as the permit was granted to build a structure with a different roof contour than the original. With this freedom of design found acceptable, my contractor enjoyably exercised his creativity and looked at building a higher structure with a loft.

When Mr. Luce, my contractor, went to the building inspector's office to inquire about codes, he learned there was no freedom of design. We were instructed to build only what had been there. Mr. Luce has made every effort to conform to the original dimensions. What is different is the base of a concrete slab and some extension of the lower parts of the roof, improved to prevent deterioration in the future. Doors and windows will be a little different as well. As you are aware, flexibility from the original is necessary because of current codes.

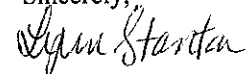
Knowing the drawings of the plans for reconstruction of this structure were required, I brought them to the inspector's office. Believing his plans to be acceptable, Mr. Luce continued his work as the permit, with expectations now clarified, allowed.

Then we received word that the work was seen to be not acceptable. Believing we are building what was originally there, our appeal is made for the board to accept the work begun and allow it to be completed.

Enclosed please find pictures of the original building in its deteriorated state, beginnings of the reconstructed "garage", now called a shed/workshop, and other photos of the property. Also included is a copy of the 1924 assessor's report.

We look forward to resuming reconstruction of this "garage".

Sincerely,



Lynn Stanton

SHORT FORM WARRANTY DEED

B.M.C. Rents, Inc., a Maine corporation, with a principal place of business at 5 Adelbert Street, South Portland, ME 04106, FOR CONSIDERATION PAID, grants to **Lynn Stanton** of 7 Arlington Place, Portland, ME 04101, with WARRANTY COVENANTS, the following described real property located in the City of Portland County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on Arlington Place in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly sideline of Arlington Place distant by said line, one hundred thirty-five (135) feet northeast from Forest Avenue; thence

At a right angle, southeasterly along the northeasterly sideline of a lot of land conveyed to Anton Peterson by Elizabeth G. Sparrow by deed recorded in the Cumberland County Registry of Deeds in Book 922, Page 89, a distance of about sixty-five (65) feet to land formerly of Fred W. Johnson; thence

By the northwesterly sideline of said Johnson land northeasterly about forty-two (42) feet to the southerly corner of land conveyed to William F. Snow and Cora E. Snow by Frank W. Sparrow by deed recorded in the said Registry of Deeds in Book 940, Page 422; thence

Northwesterly along the southwesterly sideline of said Snow lot, a distance of about sixty-five (65) feet to Arlington Place; thence

By the southeasterly sideline of said Arlington Place a distance of about forty-two (42) feet to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Christine L. Toohey, dated November 5, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16935, Page 284.

IN WITNESS WHEREOF, B.M.C. Rents, Inc. has caused this instrument to be executed by Kevin D'Amboise, its President, thereunto duly authorized, this 23rd day of January, 2002.

WITNESS

BMC Rents Inc
By: *Kevin D'Amboise*
Kevin D'Amboise
Its: President

[Signature]

STATE OF MAINE
Cumberland, ss.

January 23, 2002

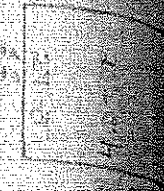
Personally appeared the above named Kevin D'Amboise of B.M.C. Rents, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of B.M.C. Rents, Inc.

Before me,

[Signature]
James R. Lemieux, Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 JAN 25 AM 11:17
CUMBERLAND COUNTY
John B O'Brien

27119
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 20200



Street Arlington Place No. 7
 Block 1257 Lot 15
 Use of Bldg. _____ Name _____
 Tenants and Rooms _____
 Rentals _____
 Age _____

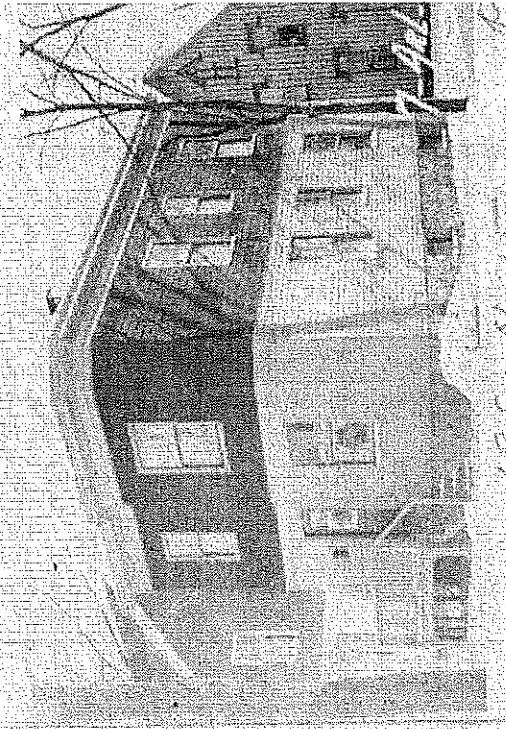
Condition of Repair _____

Class	Exterior	Plumbing
Bungalow	Clapboards	Common
Single House	Siding	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	Finish
Store Building	Tapestry Brick	Plain
Office "	Corn. Brick	Hardwood
Factory "	Galv. Iron	Halls
Storage "	Stone	Wood
Stables	Terra Cotta	Terrazzo
Garage, private	Concrete	Marble
Garage, public	Heating	Roof — Roofing
Theatre	Stove	Shingle
Club House	Furnace	Slate
Cottage	Hot Water	Gravel
Foundation	Steam	Prepared
Brick	Light	Asbestos
Stone	Oil	Flat
Concrete	Gas	Hip
Pile	Electric	Dormers
Basement	Floor	Windows
Full	Common	Plain Glass
Cement Floor	Hardwood	Wire Glass
Waterproof	Re-Concrete	Sutters
Construction	Concrete Slab	Miscellaneous
Frame	Waterproof	Elevator
Brick	Ceiling	Sprinkler
Tile	Plaster	Fire Escape
Blocks	Metal	Refrigerator
Stucco	Re-Concrete	Vacuum Cleaner
Re-Concrete	Panelled	Safes and Vaults
Mill	Rough	Telephone Equip.
Steel Frame		

Ground Area 667 Height 19 ft.
 Cubic Feet 12507 Unit 19 ft.
 Utility Det. _____
 Dep. 36 Per cent. _____
 Sound Value, \$ 1025

Land 2750 Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ ft.
 COMPUTATION

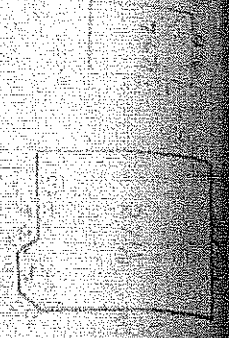
Area	Multiplier	Coefficient	Land Value
<u>2720</u>	<u>117</u>	<u>3194</u>	
Year <u>19</u>	Unit <u>00</u>	Coefficient <u>3194</u>	Land Value <u>825500</u>



Surveyed by _____
 MAY (Remarks on other Side)
 22-1088-364-15017
 140

20772

20772



Street Hilting No. 1
 Block 1E-A Lot
 Use of Bldg. Single Name
 Tenants and Rooms 100
 Rentals 100
 Age 1950
 Condition of Repair Good

- | | | |
|-----------------|----------------|-----------------|
| Class | Exterior | Plumbing |
| Bungalow | Clapboards | Common |
| Single House | Siding | Individual |
| Two family | Shingles | Open |
| Three family | Stucco | Set tubs |
| Apartment | Paper | Finish |
| Store Building | Tapestry Brick | Plan |
| Office | Com. Brick | Hardwood |
| Factory | Galv. Iron | Halls |
| Storage | Stone | Wood |
| Stables | Terra Cotta | Terrazzo |
| Garage, private | Concrete | Marble |
| Theatre | Heating | Roof - Roofing |
| Club House | Stove | Shingle |
| Cottage | Furnace | Slate |
| | Hot Water | Gravel |
| | Steam | Prepared |
| Foundation | Light | Asbestos |
| Brick | Oil | Flat |
| Stone | Gas | Hip |
| Concrete | Electric | Cable |
| -Pfle | | Dormers |
| Basement | Floor | Windows |
| Full | Common | Plain Glass |
| Cement Floor | Hardwood | Wire Glass |
| Waterproof | Re-Concrete | Shutters |
| Construction | Concrete Slab | Miscellaneous |
| -Frame | Waterproof | Elevator |
| Brick | | Fire Escape |
| Tile | Ceiling | Sprinkler |
| Blocks | Plaster | Refrigerator |
| Stucco | Metal | Vacuum Cleaner |
| Re-Concrete | Panelled | Saws and Vauls |
| Mill | -Rough | Telephone Equip |
| Steel Frame | | |

Ground Area 12 Height 12
 Cubic Feet 144 Unit 12
 Utility Dep. 0 Percent 0
 Dep. 0 Sound Value, \$ 144

Land Corner Instant Alle
 Front Depth = 1
 COMPUTATION

Area	Multiplier	Coefficient
Year	Unit	Land Value
19		

Personal Property Value
 Animals No. \$
 " " "
 " " "
 Dogs, Male Female Year
 Auto " "
 " " "
 Furniture Good Common
 Musical Inst. Good Common
 Carriages Good No.
 Other Personal Property

Surveyed by W. J. ...
 (Remarks on other Side)

