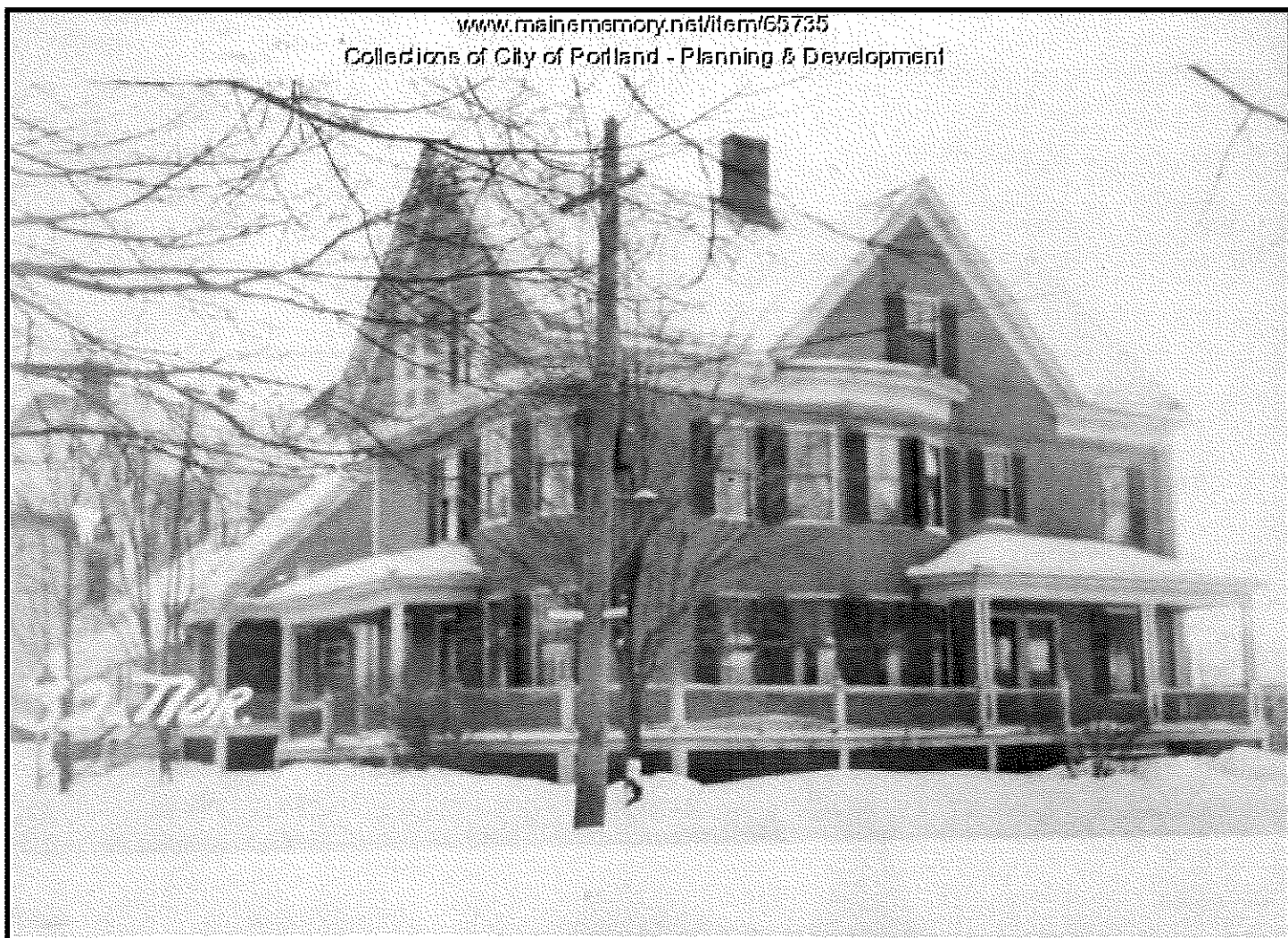


WILLIAM H. BLOUNT
32 Norwood Street • Portland, Maine 04103



1924

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9. Deed when purchased



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:

William H. Blount
NAME

BUSINESS NAME

BUSINESS ADDRESS

207-774-2584 wblount1@gmail.com
BUSINESS TELEPHONE & E-MAIL

owner - no mortgage
APPLICANT'S RIGHT/TITLE/INTEREST

R-5
CURRENT ZONING DESIGNATION

Subject Property Information:

32 Norwood St
PROPERTY ADDRESS

130 A004 001
CHART/BLOCK/LOT (CBL) RECEIVED

PROPERTY OWNER (If Different) MAR 15 2017

ADDRESS (If Different) Dept. of Building Inspections
City of Portland Maine

207-774-2584 wblount1@gmail.com
PHONE # AND E-MAIL

CONDITIONAL USE AUTHORIZED BY
SECTION 14- _____

EXISTING USE OF THE PROPERTY:

has been used as 3 Family since April 2001

TYPE OF CONDITIONAL USE PROPOSED:

I would like to continue using as 3 family and intend to
comply with conditional requirements

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.

William H Blount
SIGNATURE OF APPLICANT

March 20, 2017
DATE

WILLIAM H. BLOUNT
32 Norwood Street • Portland, Maine 04103

March 20, 2017

To: City of Portland Zoning Board
From: Appellant/Current Custodian/Owner/ Occupant - Bill Blount
Subject: Change of use appeal from two- to three-family status for 32 Norwood St

Dear Zoning Board:

Please consider my appeal for a change of use for my three-story, two-family, eight-bedroom home, as it was originally designed, to a three-family consisting of three two-bedroom units, one on each floor with off-street parking.

The building's original construction circa 1900, consisted of two four-bedroom units. Unique to the building was that the four bedrooms on the third floor were shared, two each, by the first and second floor apartments. To accommodate the first floor apartment's access to their two bedrooms on the third floor, a stairwell was built that actually bypasses the second floor. That stairwell now has a door that exits to a deck at the second floor level. That deck also connects to a deck over the three car garage on the property.

That two-family, four-bedroom/apartment configuration was reconfigured, I don't know when. The owners before me used the second and third floors for their six-bedroom unit. The first floor is now a two-bedroom apartment on the first floor only. I bought the property in 2000, single, recently divorced. As the nice amenities of the building were in the prior owner/occupied upstairs unit, I occupied that but did not need six bedrooms. Since 2001 the building has been functioning as a three-family. It works very well as a three-family with floors one and two having private entrances from Amherst St., and the third floor unit uses the formal entrance on Norwood St. Next door, 28 Norwood, is a three-family. Across Amherst St., 40 Norwood is another three-family on a smaller corner lot than mine which is now three condominiums. I don't know when that two-family status was changed for 40 Norwood.

On March 6, 2017, the Fire Safety Inspection found my building largely compliant as a two-family but if I wanted to continue using it as a three-family. I must appeal for this change of use. No major renovations will be required to get the building to conform with three-family commercial status, as mandated in Chapter 14.5.e. Several fire doors inside will now have to be installed. I will modify the smoke and CO detectors to comply with commercial standards. If necessary, I would have a stairway from the garage deck to the ground provided for a third egress from the second floor and a second egress from the third floor. Parking is sufficient. I will never sell the units as condominiums like they did across the street. I am willing to agree to the affordable housing mandate in Chapter 14.5.c. I am open to making reasonable safety modifications as advised by the city.

In the 16-plus years I have owned the building, I have held the rentals per two bedroom apartment at substantially under market in the interest of tenant stability over maximizing my "investment." It's not an investment, it's my home. I just retired and if the building becomes unsuitable for me, I would reluctantly, probably have to sell it. This would, most likely, further reduce Portland's affordable housing availability. I seek a considerate, careful assessment of my appeal and will gladly address questions on this application.

Sincerely,

William H. Blount

Key Plan

Land Use Chapter 14-118 R-5 compliance

Section 5 a.-h.

The current use of this space is the same as it was prior to Sept. 3, 2008. The building is compliant in all major aspects with Section 5. Additional internal fire doors, hand railings and commercial smoke detection will be the only modifications to the building addressing life safety and commercial compliance.

5. b, (no condos) and c. affordable housing. I am comply with these sections.

f. Parking exists for six vehicles on site and appears to be in full compliance.

g. There are no plans for a fire escape for the building. I am willing to put access from the deck over the garage to the ground via a stairway. This would complete the third floor second egress to the ground currently accommodated by a ladder (see photo). The garage stairway would not be visible from the street. It would not change the appearance of the building. It will appear to be appropriate architecture expected for the existing garage deck for access and egress.

I recently had Portland Fire Department informally inspect for this proposed Change of Use. Capt. Petrucelli said if the building is legalized for three units by the City he did not think a sprinkler system would be necessary since third floor bedrooms /living space have existed since the structure was built over 100 years ago.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

34 Norwood Street
Portland, Maine

Job Number: 337-32
Inspection Date: 10-27-00
Scale: 1" = 20'

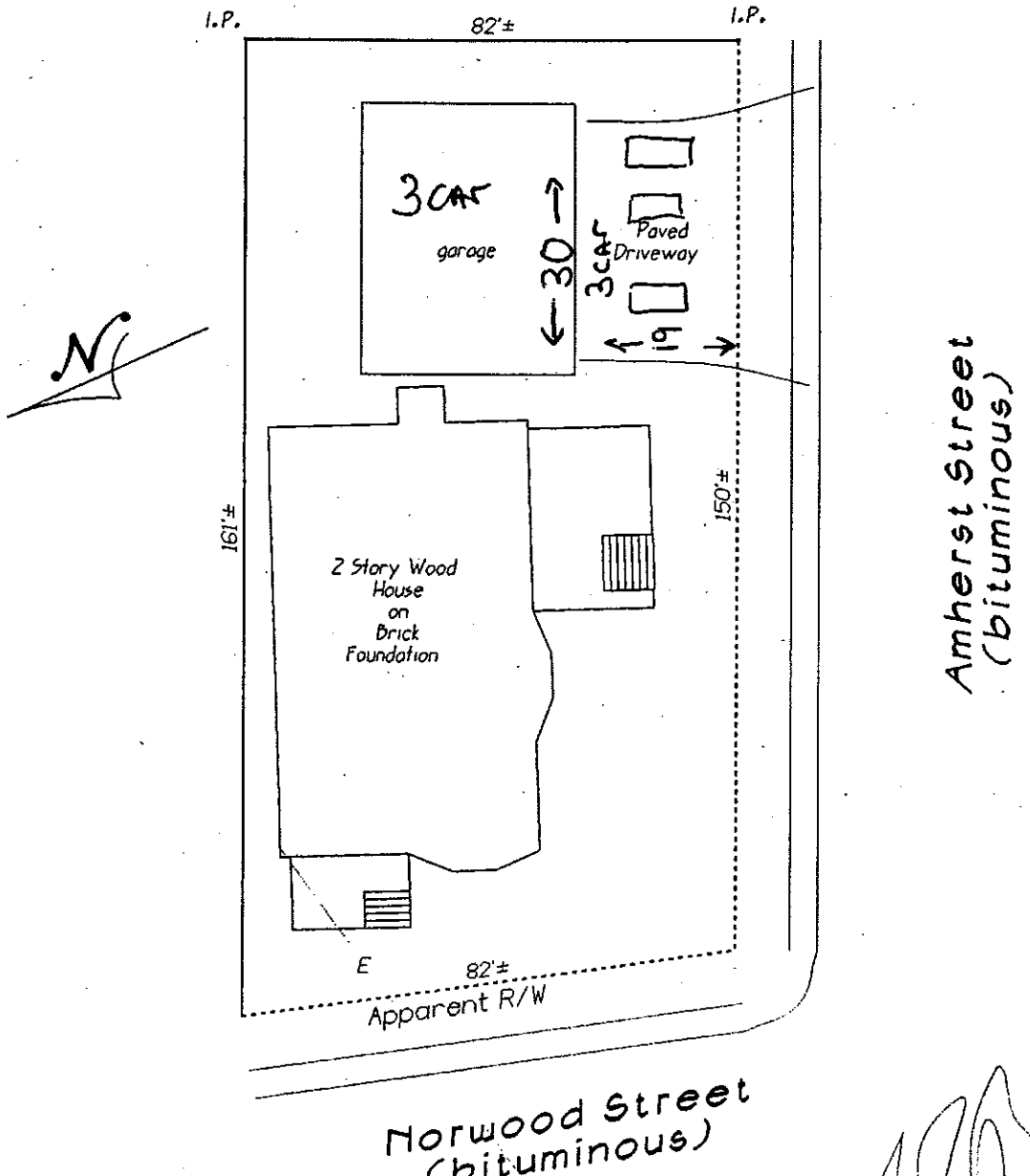
The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0015 B

BUYER: William H. Blount
SELLER: Robert S. Chiozzi
Margaret A. Fahey-Chiozzi



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

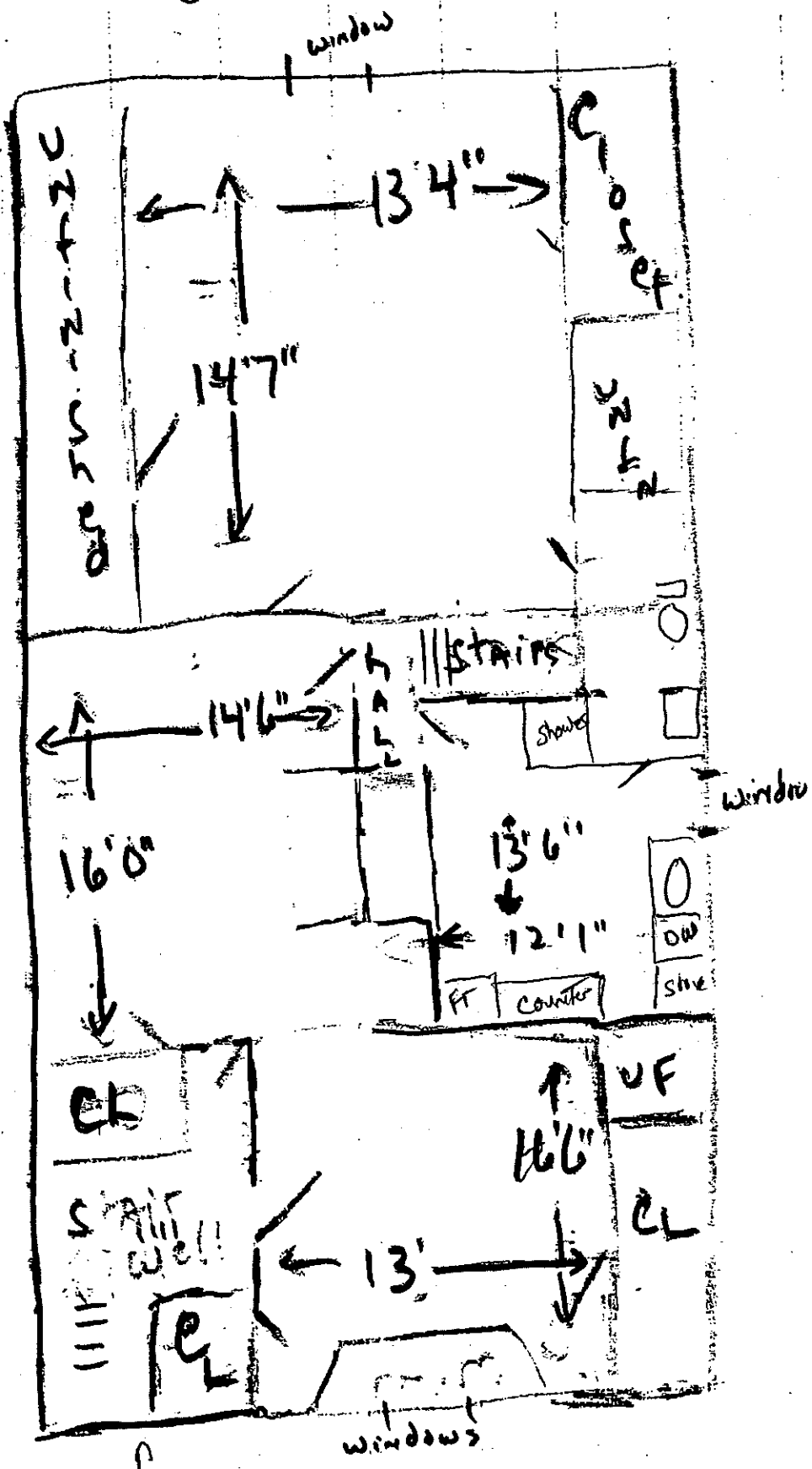
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



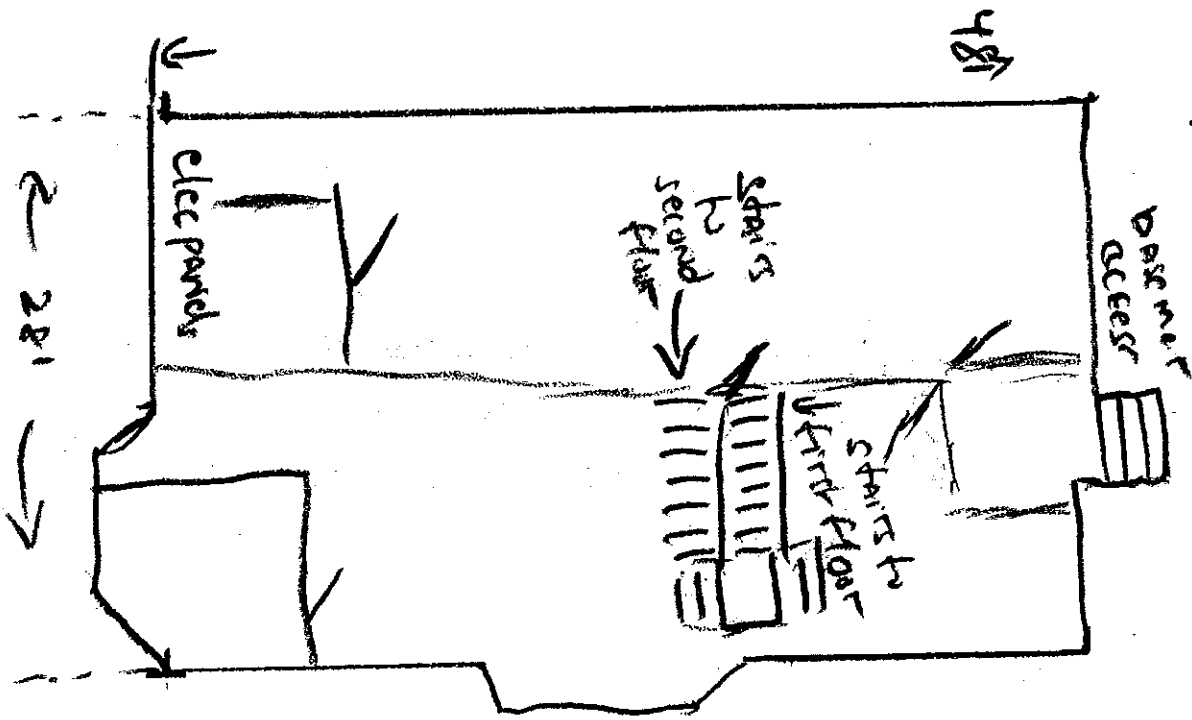
PLAN BOOK 9 PAGE 5 LOT 15
DEED BOOK 6491 PAGE 9 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: JM

32 Warwick St
3rd Floor

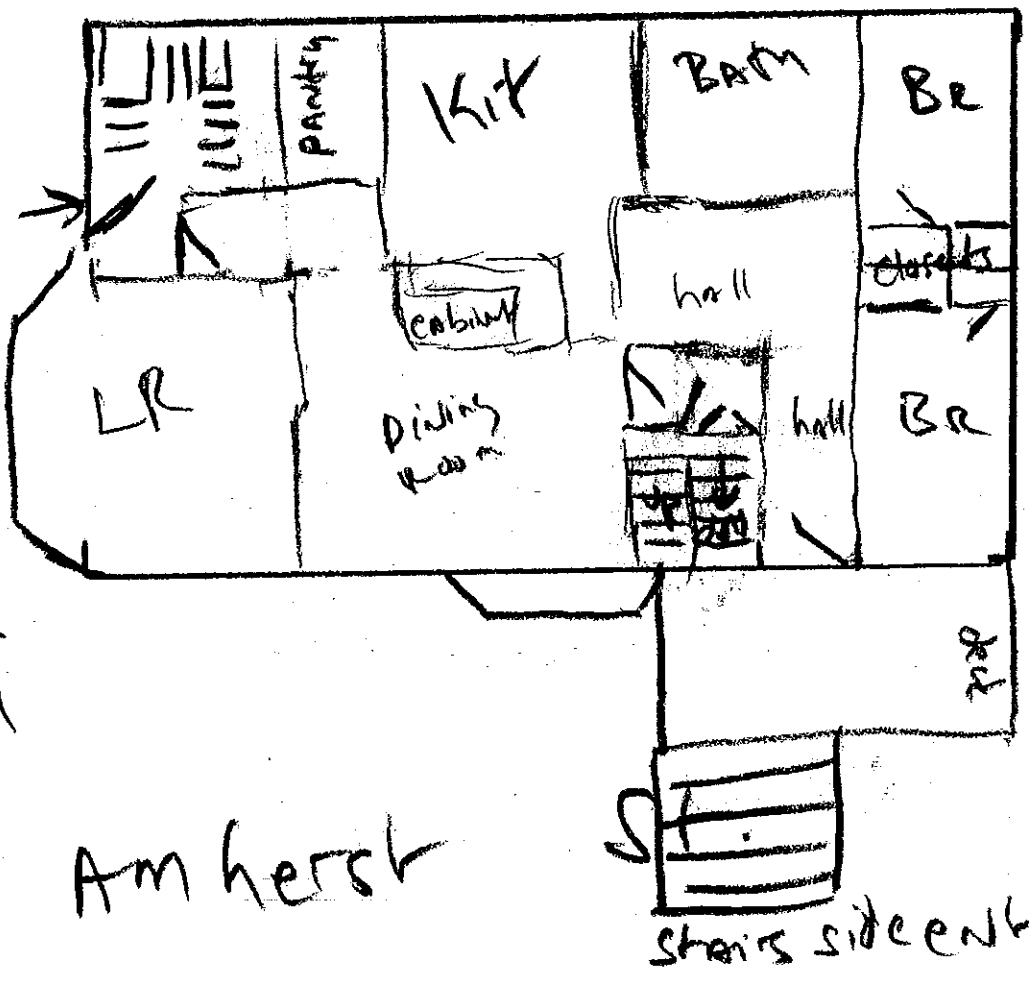


Approx scale 10' = 1"



321 Norwood St

1st Floor

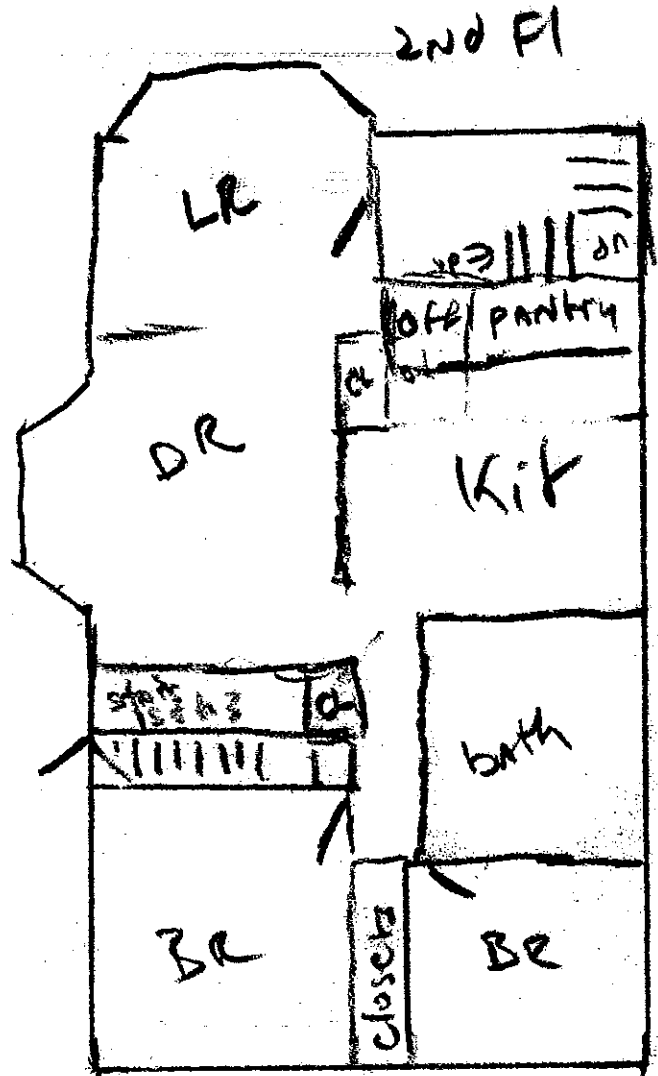
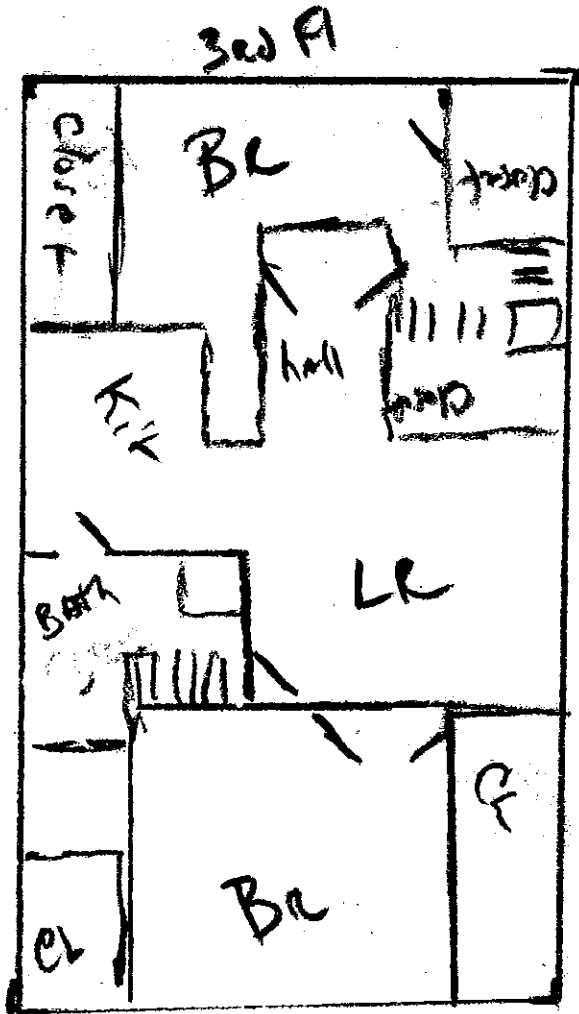


Basement + 1st Floor
Key Plan Block
321 Norwood

Am herck

10' = approx 1"
32 Norwood St

Keyplan Floor
Blount 273
32 Norwood



RECEIVED

MAR 07 2017

DEPT OF ASSESSOR
CITY OF PORTLAND ME

56.42

130 E006

85-86
87-57
88-58

130 E015

50

AMHERST ST

NORWOOD ST

130 E005

87

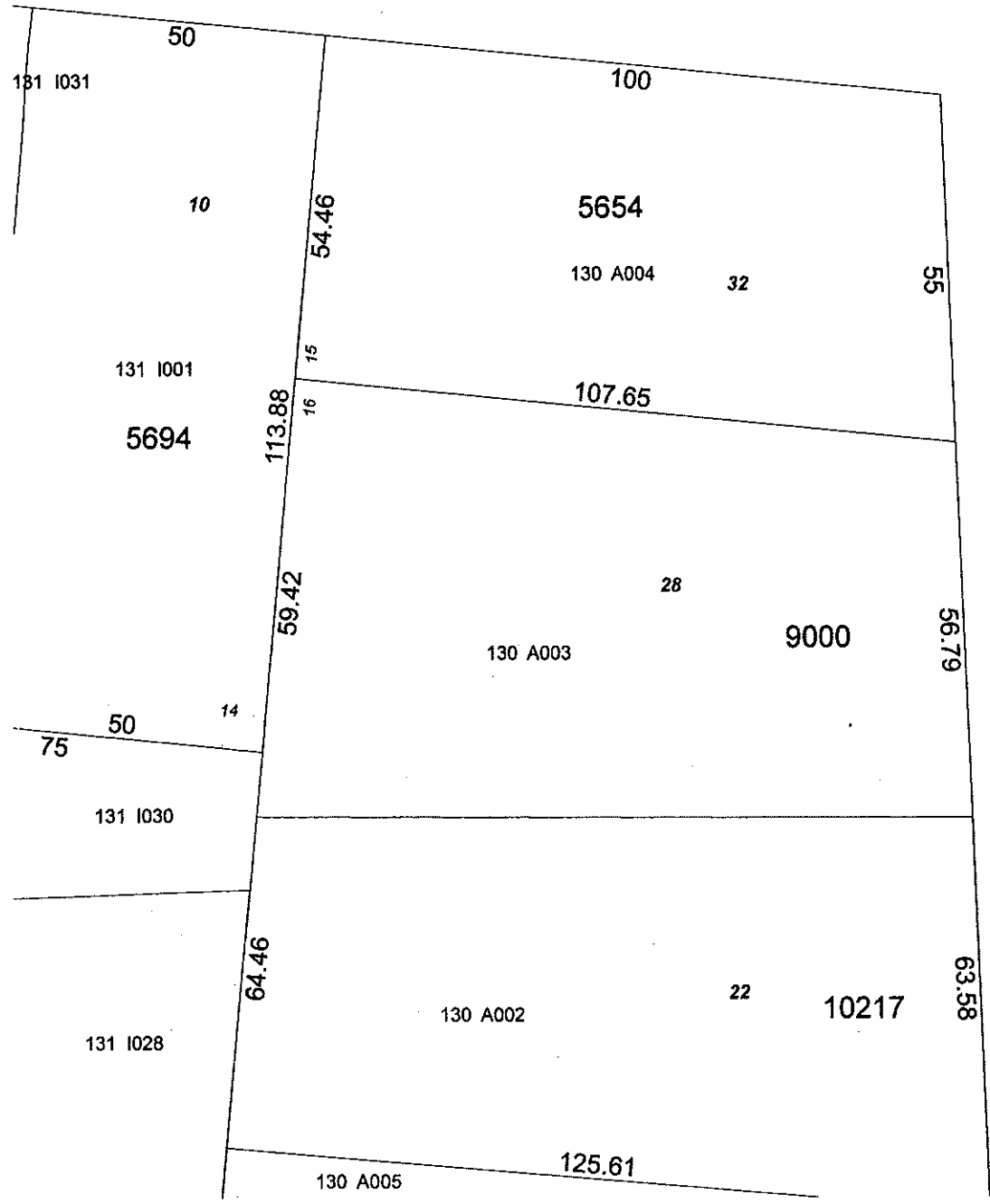
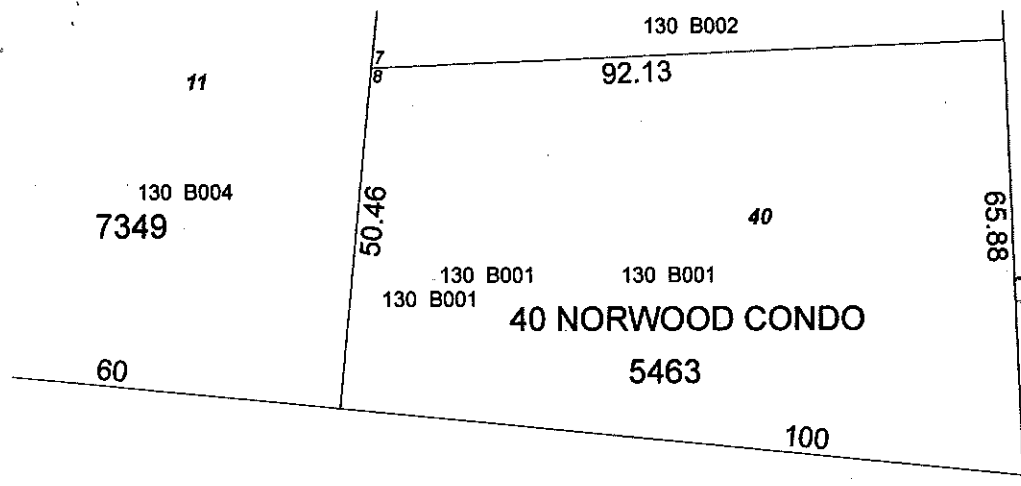
130 E004

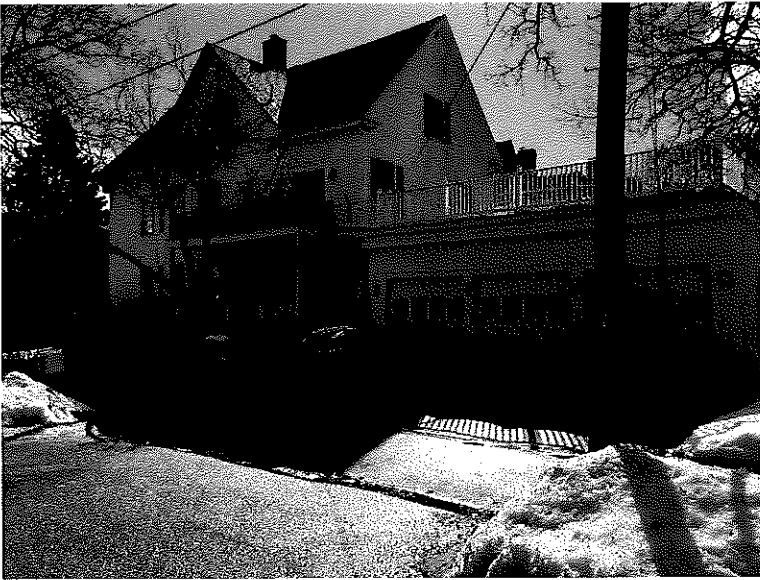
88

130 E003

89

1 - 35
2 - 36





View from Amherst Street



From Norwood Street



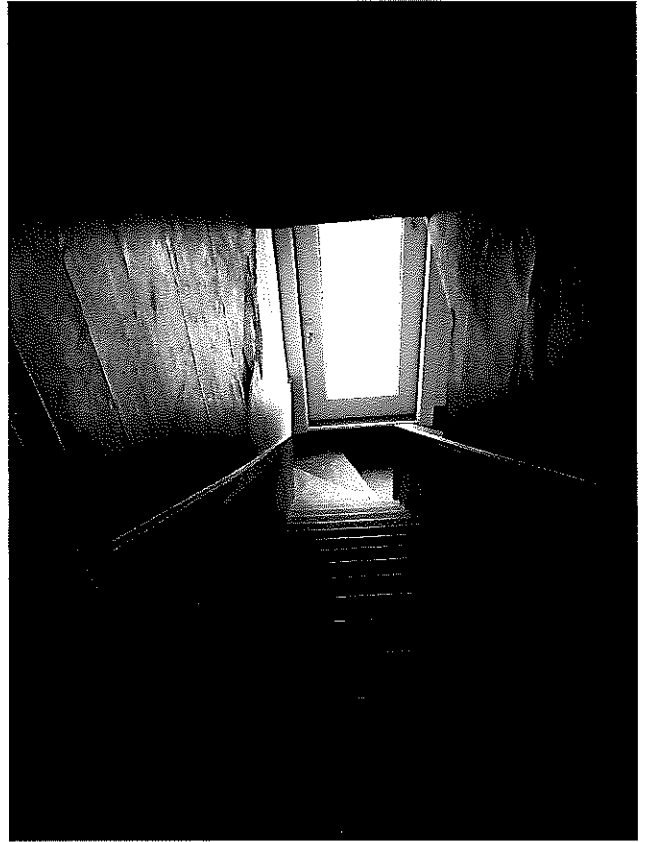
Garage deck with access to 2nd Fl deck



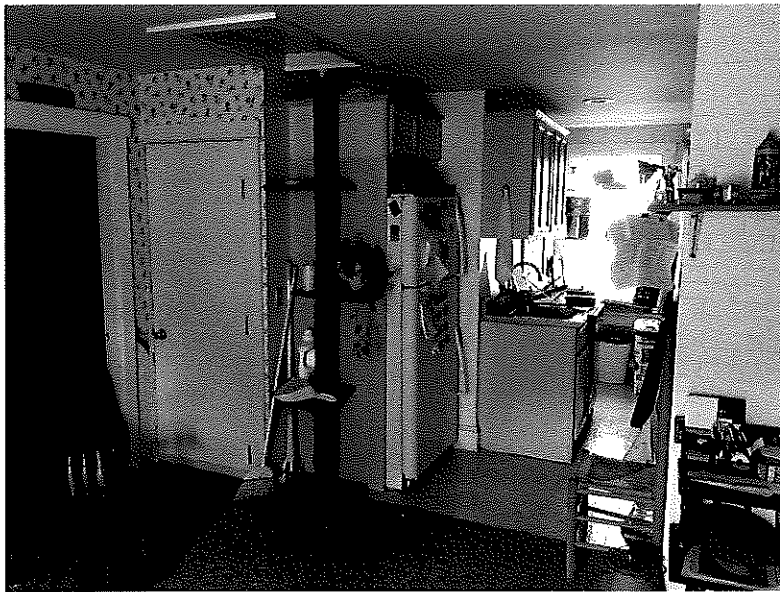
Entrances to 2nd and 1st Fl Apts.



Formal Stairwell



3rd FI Egress to 2nd FI Deck



3rd FI Kitchen from Living Room



3rd FI Entrance Hall from Living Room



3rd FI Bath

Ladder currently provides ground level egress



WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That we, Robert S. Chiozzi and Margaret F. Chiozzi, of Portland, County of Cumberland, State of Maine, for consideration paid, grant to:

William H. Blount

of Portland, County of Cumberland, and State of Maine, whose mailing address is:

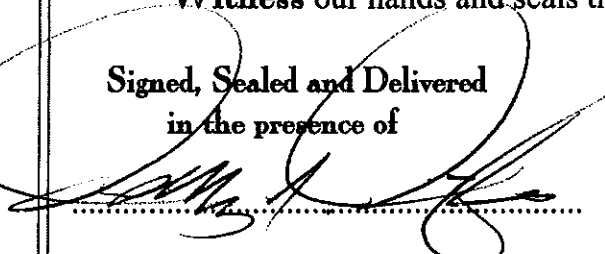
32 Norwood Street, Portland, Maine 04103, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

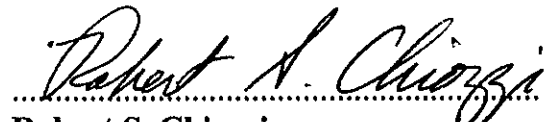
See attached Exhibit A for legal description.

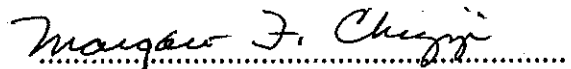
Being the same premises conveyed to the Grantors herein by virtue of a warranty deed from Carol A. Peters dated June 29, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6491, Page 9.

Witness our hands and seals this 27th day of October, 2000.

Signed, Sealed and Delivered
in the presence of



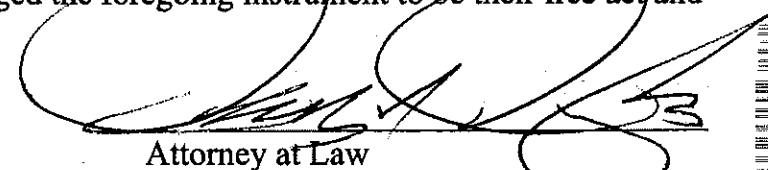

.....
Robert S. Chiozzi


.....
Margaret F. Chiozzi

State of Maine, County of Cumberland ss.

October 27, 2000

Then personally appeared before me the above named **Robert S. Chiozzi and Margaret F. Chiozzi** and acknowledged the foregoing instrument to be their free act and deed.


.....
Attorney at Law
Printed Name: Donnelly S. Douglas

MAINE REAL ESTATE TAX PAID