



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

April 9, 2013

Matthew Hemming
304 Ocean Avenue
Portland, Maine 04103

RE: 304 Ocean Avenue – 156-C-7 & 8 – R-3 Zone

Dear Mr. Hemming,

I am in receipt of your request for a determination concerning your property located at 304 Ocean Avenue. The property is located in a R-3 residential zone. My determination is based upon building permits that have been reviewed and approved for this property.

On June 27, 1985 the Zoning Board of Appeals approved a conditional use appeal to change the use of the property from one (1) dwelling unit to two (2) dwelling units. The approval was followed up with a building permit application which was issued on August 30, 1985. Floor plans clearly showed where the two units were situated in the building. Therefore the legal approved use of the property is a residential two (2) family dwelling. I was not able to find a certificate of occupancy in conjunction with the approved permit. I have enclosed copies of supporting paperwork.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Mr. Mrs. Caterina _____

Exhibits admitted (e.g., renderings, reports, etc.):

letter, map, floor plan _____

Findings of Fact

1. The proposed conditional use is (circle one) permitted under Section 14-_____ of the Zoning Ordinance, for the following reason(s): _____
2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): _____
- 3-A. There are are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): _____
- 3-B. There will will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

Conclusion*

After public hearing on 6-27, 1985, and for the reasons above-stated, the accompanying application is hereby (check one)

6-0 granted.

_____ granted subject to the following condition(s):

_____ denied.

Dated: 6-27, 1985

Jacqueline Cohen
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

In favor

Jacqueline Cohen
Robert J. Jaydeane
Merrill S. Kitz
James E. Clapp
Mauro S. Martins

Applicant: ALBERT C. & DONOTHY C. CATERINA
 Date:
 Address: 304-308 OLIVIA AVE. COR 1-9 BAY & COR
2-12 TORREY ST.
 Assessors No.: 156-C-7,8

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

~~Interior~~ or corner lot -

14-88.1.6
 Use - CHANGE OF USE 1-2 FAMILY

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 10,432 sq ft

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - YES

Loading Bays -

17527
 2905
 10432

14-4174

~~Site Plan -~~

~~Shoreland Zoning -~~

~~Flood Plains -~~

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0 969

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-2 PORTLAND, MAINE B-29/85

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION 30A. Ocean Avenue ... Fire District #1 □, #2 □
1. Owner's name and address Albert C. & Dorothy C. Caterina, same Telephone 773-8888..
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone

Proposed use of building ..two family dwelling No. of stories
Last use ..single family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 18,000 Appeal Fees \$ 50.00

FIELD INSPECTOR-Mr. @ 775-5451 Base Fee \$ 100.00
on of use \$ 25.00
Late Fee

to change the use of this dwelling from single family to two family, with alterations, no structural changes TOTAL \$ 175.00

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay

Appeal sustained 6-27-85

Smoke Detector
Emergency Exit

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work?
Is connection to be made to public sewer? existing, if not, what is proposed for sewer?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls height

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

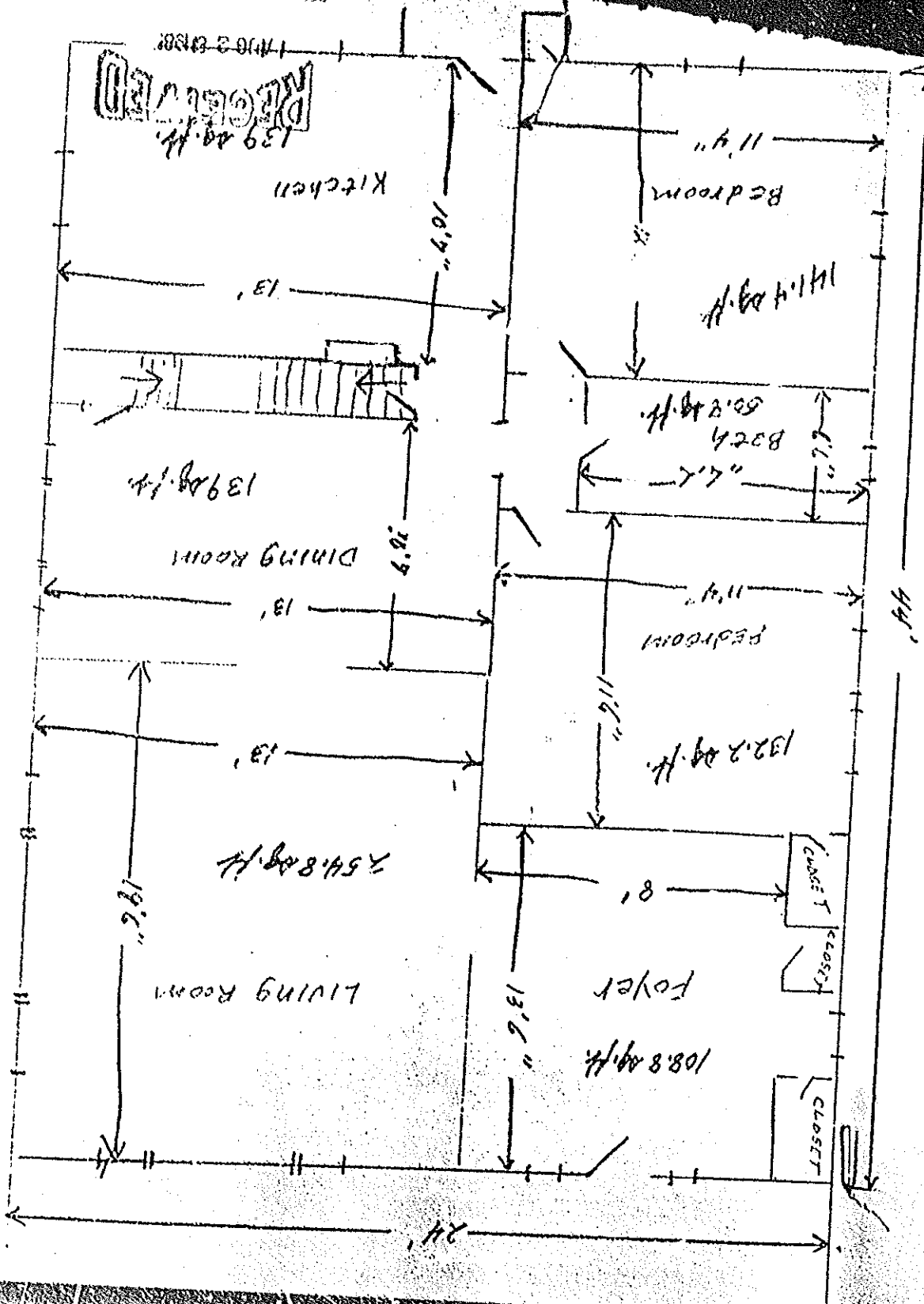
APPROVALS BY: DATE
BUILDING INSPECTION PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

1706 2-21-20

RECEIVED
139 sq. ft.

966.0 sq. ft. living area 1st floor



1008 sq. ft.

