

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Matthew Morgan
Gordon Smith-chair
Mark Bower
William Getz
Elyse Segovias

June 29, 2012

Robert Lightfoot
547 Head Tide Road
Whitefield, ME 04353

RE: 1 South Grafton Street & East Kidder Street
CBL: 169 E028, 029, 032, & 033
ZONE: R-5

Dear Mr. Lightfoot,

At the June 21, 2012 meeting, the Zoning Board of Appeals voted 4-0 to grant the Variance Appeal to build a 16' wide driveway to access the rear of the lot that fronts on East Kidder Street. The appeal was granted with five conditions. The driveway must be built to at least 16 feet in width. Granite curbing does not need to be installed. The driveway must be built to the dimensional layout provided in the Variance Appeal application on page 7. All the other provisions in 14-403 must be complied with. The variance is good for two years from the date of the hearing before it expires. I am enclosing a cop of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of June 21, 2012, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

You will also find a receipt for the payment received on June 19, 2012. The fees for you appeal are now paid in full.

Now that the Variance Appeal has been approved, you need to apply for a Level I Minor Residential Development Review Application to split the existing lot and develop the new rear lot. The permit to develop the lot will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within two years of the date of the hearing, June 21, 2012, referenced under section 14-473(e), or the Zoning Board approval will expire. I have enclosed the Level I Minor Residential Development Review Application (building permit).

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

"Undue Hardship" Variance Appeal

DECISION

Date of public hearing: June 21, 2012

Name and address of applicant: Robert B. Lightfoot
547 Head Tide Road
Whitefield, ME 04353

Location of property under appeal: 1 South Grafton Street – 0 East Kidder St.

For the Record:

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

- ① Robert B. Lightfoot, 547 Head Tide Rd., Whitefield, ME
- ② Michael Messer, 42 Swan St., Portland, ME
- ③ Michael Farmer, for City of Portland Engineering Depart.
- ④ Jim Drake
Exhibits admitted (e.g. renderings, reports, etc.):
→ 160 Presumpscot St., Portland, ME
- ① Variance Appeal Application
- ② Letter from David Margolis-Pineo, Deputy City Engineer
- ③ Map of 1 South Grafton / East Kidder

Findings of Fact and Conclusions of Law:

The applicant is requesting an "undue hardship" variance from section 14-403(b) of the Portland Land Use Code. That section requires that if a vacant lot is to be developed on an unimproved street, the part that abuts the lot and any part between the lot and the "nearest permanently paved street" needs to be built to city standards. The applicant intends to build a 16' wide road (driveway) to access the proposed rear lot and is requesting a variance from building the street to city standards.

"Undue Hardship" Variance standard pursuant to Portland City Code §14-473(c)(1):

1. The land in question cannot yield a reasonable return unless a variance is granted. (Note: "Failure to yield a 'reasonable return' means 'the practical loss of all beneficial use of the land.' . . . Reasonable return does not mean maximum return." *Rowe v. City of South Portland*, 730 A.2d 673, 675 (Me. 1999) (citations omitted).)

Satisfied X Not Satisfied _____

Reason and supporting facts:

The price of the lot is less than the cost that would be imposed if variance was not granted. There is no practical value left in the land beyond this street b/c no where else for the street to extend. The value of the lot is directly impacted by building a road.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied X Not Satisfied _____

Reason and supporting facts:

Other lots have similar driveways, but are on the city-approved streets. Whereas this lot is the only completely off the city-approved streets.

3. The granting of a variance will not alter the essential character of the locality.

Satisfied X Not Satisfied

Reason and supporting facts:

There are other homes that have similar driveways, but are on the city-approved streets. Others have driveways being merely extended.

4. The hardship is not the result of action taken by the applicant or a prior owner.

Satisfied X Not Satisfied

Reason and supporting facts:

The action being sought is the extension of the street to access the back lot, and build upon that lot.

Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 4) have been satisfied and therefore GRANTS the application.

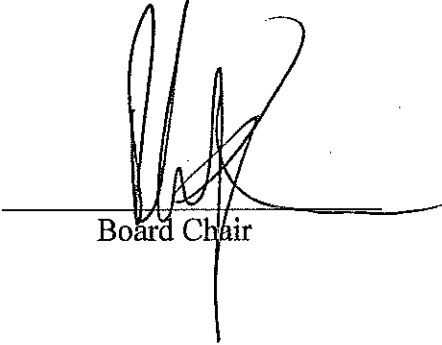
Option 2: The Board finds that while the standards described above (1 through 4) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

① See attached.

Option 3: The Board finds that the standards described above (1 through 4) have NOT all been satisfied and therefore DENIES the application.

Dated:

June 21, 2012


Board Chair

Conditions for Robert B. Lightfoot "Cerule Hardship" Variance Appeal

- ① Applicant must build driveway to at least 16' in width.
- ② Applicant need not install granite curbing.
- ③ Applicant must build driveway to the dimensional layout provided in his Variance Appeal Application on page 7.
- ④ Applicant must comply with all other provisions in 14-403
- ⑤ Applicant has an extended 2 year period before the variance expires.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: June 22, 2012

RE: Action taken by the Zoning Board of Appeals on June 21, 2012.

Members Present: William Getz, Phil Saucier (acting chair), Elyse Segovias, and Matthew Morgan (acting secretary)

Members Absent: Gordon Smith, Mark Bower and Sara Moppin

1. New Business

A. Interpretation Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is challenging the Zoning Administrator's determination that the two lots are not lots of record and therefore have merged into one lot with a total square footage of 12,479 square feet. Since the lot is over 10,000 square feet, the applicant cannot develop the property under the criteria of the Small Residential Lot Development in the R-6 zone [section 14-139(2)]. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell. **The Zoning Board of Appeals voted 4-0 to deny the appeal upholding the Zoning Administrator's determination that the property has merged into one lot.**

B. Practical Difficulty Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is proposing to develop this vacant lot. Section 14-139(1)(a) requires that a lot have a minimum street frontage of forty feet. The lot has twelve feet of street frontage on North Street at the end of Sumner Court. The applicant is requesting that the minimum required street frontage be reduced from forty feet to twelve feet. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell. **The Zoning Board of Appeals voted 4-0 to postpone the Practical Difficulty Appeal until September 6, 2012.**

C. Variance Appeal:

1 South Grafton Street & East Kidder Street, Robert B. Lightfoot, owner, Tax Map 169, Block E, Lots 028, 029, 032 & 033, R-5 Residential Zone: The applicant would like to split his existing lot to create a buildable lot in the rear of the property with frontage on

East Kidder Street. This section of East Kidder Street is unimproved. Section 14-403(b) requires that if a vacant lot is to be developed on an unimproved street, the part that abuts the lot and any part between the lot and the "nearest permanently paved street" needs to be built to city standards. The appellant is requesting a variance from building the street to city standards. The appellant is proposing to build a 16' wide road (driveway) to access the proposed rear lot. Representing the appeal is the owner. **The Zoning Board of Appeals voted 4-0 to grant the appeal with the following conditions. The applicant must build the driveway to at least 16' in width. The applicant does not need to install granite curbing. The applicant must build the driveway to the dimensional layout provided on his Variance Appeal application on page 7. The applicant must comply with all other provisions in 14-403. The applicant has an extended two year period before the variance expires.**

Enclosure:

Decisions for Agenda from June 21, 2012

One DVD

CC: Mark Rees, City Manager

Greg Mitchell, Acting Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division



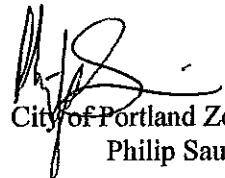
CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 21 day of June, 2012, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

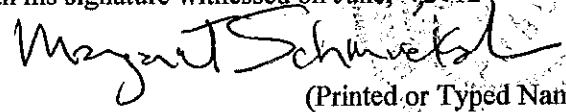
1. **Current Property Owner: Robert B. Lightfoot**
2. **Property: 1 South Grafton Street – 0 East Kidder Street, Portland, ME CBL: 169-E-28, 29, 32, 33**
Cumberland County Registry of Deeds, Book: 4500 Page: 168
Last recorded deed in chain of Title: 9/25/1979
3. **Variance and Conditions of Variance:**
To grant relief from section 14-403(b) of the Land Use Zoning Ordinance to allow a 16 foot wide driveway road on East Kidder Street to access a proposed rear lot instead of constructing East Kidder Street up to City standards with the following conditions:
 1. Applicant must build driveway to at least 16' in width
 2. Applicant need not install granite curbing
 3. Applicant must build driveway to the dimensional layout provided in his variance appeal application (pg 7)
 4. Applicant must comply with all other provisions in 14-403
 5. Applicant has an extended two (2) year period before the variance expires

IN WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of June, 2012

 , Acting Chair of
City of Portland Zoning Board,
Philip Saucier
(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on June, 29, 2012


(Printed or Typed Name)
Notary Public

Margaret Schmuckal My term expires June 28, 2019

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

Members present: Philip Saucier - Elyse Segovias, Matthew Morgan
William Getz
CITY OF PORTLAND, MAINE
Acting Sec.

Absent: Gordon Smith - SA Moppin Mark Bowser

ZONING BOARD OF APPEALS

APPEAL AGENDA

started 6:30pm -

The Board of Appeals will hold a public hearing on Thursday, June 21, 2012 at 6:30 p.m. on the second floor in Room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business

Denied
4-0

A. Interpretation Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is challenging the Zoning Administrator's determination that the two lots are not lots of record and therefore have merged into one lot with a total square footage of 12,479 square feet. Since the lot is over 10,000 square feet, the applicant cannot develop the property under the criteria of the Small Residential Lot Development in the R-6 zone [section 14-139(2)]. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell.

B. Practical Difficulty Appeal:

Postpone
for 2 months
1st meet
in Sept 16th
4-0

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is proposing to develop this vacant lot. Section 14-139(1)(a) requires that a lot have a minimum street frontage of forty feet. The lot has twelve feet of street frontage on North Street at the end of Sumner Court. The applicant is requesting that the minimum required street frontage be reduced from forty feet to twelve feet. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell.

C. Variance Appeal:

Approved
with conditions
4-0

1 South Grafton Street & East Kidder Street, Robert B. Lightfoot, owner, Tax Map 169, Block E, Lots 028, 029, 032 & 033, R-5 Residential Zone: The applicant would like to split his existing lot to create a buildable lot in the rear of the property with frontage on East Kidder Street. This section of East Kidder Street is unimproved. Section 14-403(b) requires that if a vacant lot is to be developed on an unimproved street, the part that abuts the lot and any part between the lot and the "nearest permanently paved street" needs to be built to city standards. The appellant is requesting a variance from building the street to city standards. The appellant is proposing to build a 16' wide road (driveway) to access the proposed rear lot. Representing the appeal is the owner.

2. Adjournment:

9:35



City of Portland, Maine
 Department of Planning and Urban Development
 Zoning Board of Appeals
 Variance Appeal Application

Applicant Information:

ROBERT B. LIGHTFOOT
 Name

Business Name

547 HEAD TIDE RD

Address

WHITEFIELD, ME 04353

(207) 549-4468

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property

OWNER

(e.g. owner, purchaser, etc.):

Current Zoning Designation: R5

Existing Use of Property:

Vacant Lot

Subject Property Information:

MAP 169E Lots 28, 29, 30 & 33
 Property Address

1 SOUTH GRAFTON ST. - O'Kiddes St.
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

SAME

Name

Address

Telephone

Fax

Variance from Section 14 - 403-b

RECEIVED

JUN - 4 2012

Dept. of Building Inspections
 City of Portland Maine

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

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

Robert B. Lightfoot
 Signature of Applicant

6/4/12

Date

Except as specifically provided by the Ordinance, a variance may be granted by the Board only where strict application of the Ordinance, or a provision thereof, to the petitioner and his property, would cause undue hardship. In order for the Board to find "undue hardship", the applicant must answer ALL of the following questions, and provided supporting evidence. The Board will consider this evidence in deciding whether to grant the appeal.

1. The land in question cannot yield a reasonable return unless a variance is granted. [Note: "Failure to yield a 'reasonable return' means 'the practical loss of all beneficial use of the land.' ...Reasonable return does not mean maximum return." *Rowe v. City of South Portland*, 730 A.2d 673, 675 (Me 1999) (citations omitted).]

Satisfied

Not Satisfied

Reason and supporting facts:

AT 300 DOLLARS PER FOOT, THE EXTENSION OF THE EAST KIDDER RD. WOULD BE APPROXIMATELY \$51,000 PLUS EXTENDING TO PUBLIC WATER AND SEWER LINES. THE VALUE OF THE PROPERTY IN THE CURRENT MARKET IS \$45,000 TO \$55,000 THOUSAND. THE CITY SPECIFIED RD WITH UTILITIES EXTENDED WOULD FAR EXCEED THE VALUE OF THE LOT.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

Satisfied

Not Satisfied

Reason and supporting facts:

THERE IS ALREADY A DRIVEWAY INTO PROPERTY A BACK ABUTTER IS CONDO DEVELOPMENT WHICH WILL NEVER ALLOW EAST KIDDER TO CONNECT. TO THE RIGHT OF DRIVEWAY IS INDUSTRIAL BUILDING ACCESSED FROM PRESUMSCOT RD. AND WILL NEVER BE ACCESSED THROUGH.

3. The granting of a variance will not alter the essential character of the locality.

Satisfied

Not Satisfied

Reason and supporting facts:

THE SMALLER ROAD TO ACCESS LOT WILL APPEAR TO BE DRIVEWAY. TWO PARKING SPACES WILL BE ADDED TO NEW RD. FOR PARKING FOR 1 SOUTH GRAFTON, NEIGHBORHOOD WILL ~~KEEP~~ EXISTING CHARACTER.

4. The hardship is not the result of action taken by the applicant or a prior owner.

Satisfied

Not Satisfied

Reason and supporting facts:

OWNER HAS OWNED PROPERTY FOR 15+ YEARS AND WOULD LIKE TO ACCESS AND UTILIZE LOT 28/29 FOR HOUSING.

Robert B. Lightfoot
547 Head Tide Rd.
Whitefield, Maine 04353
207-549-4468

Department of Planning & Urban Development
Zoning Board of Appeals

Dear Members,

The application is a request to receive a variance from the Zoning Board of Appeals to be able to access lot 28/29 on city Map 169 with a 16' road rather than a city specified road. The smaller road would only service lot 28/29 and no other property. Beyond lot 28/29 is a gully and private road that leads to a condominium development. To the right of the new road is a fence and an industrial building that is accessed off Presumpscot Rd.

City water and sewer would be extended up new road to lot 28/29.

Having 8400 square feet of land, an additional request would be to construct a two unit apartment building on lot 28/29. Minimum required square footage is 6000.

To continue East Kidder St. and the associated costs to do so would far exceed the value of lot 28/29 and would render it economically incapable to do and would then remain vacant land.

Sincerely,

Robert B. Lightfoot

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

1 So. GRAFTON ST.
PORTLAND ME.

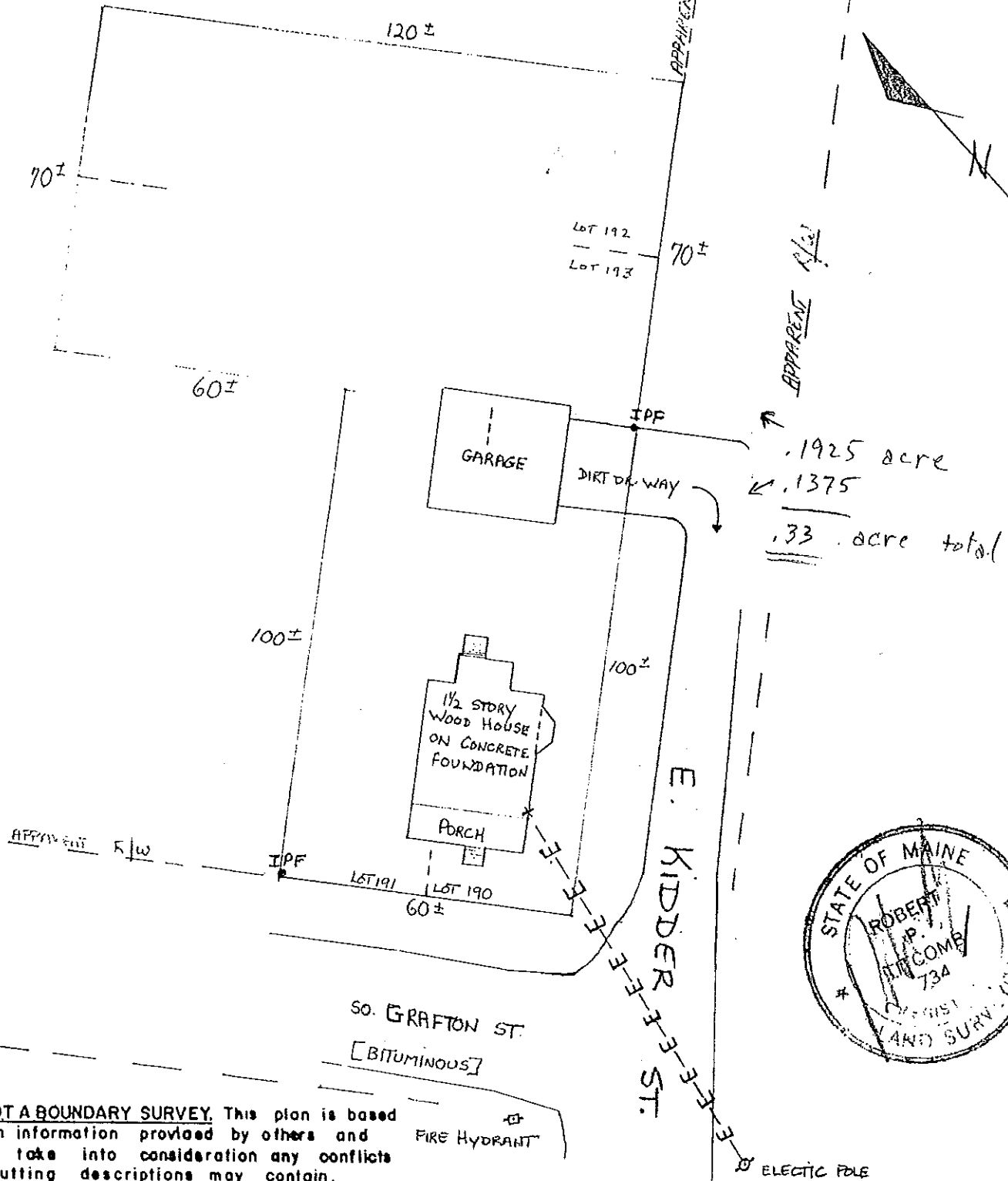
No. 595-13

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

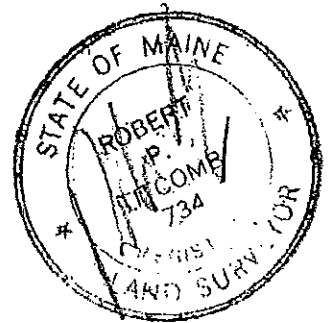
BOOK 4500 PAGE 168 COUNTY CUMBERLAND

OWNER: ROBERT LIGHTFOOT

PLAN BOOK 14 PAGE 49 LOT 190 & 191, 192 & 193



.1925 acre
← .1375
← .33 acre total

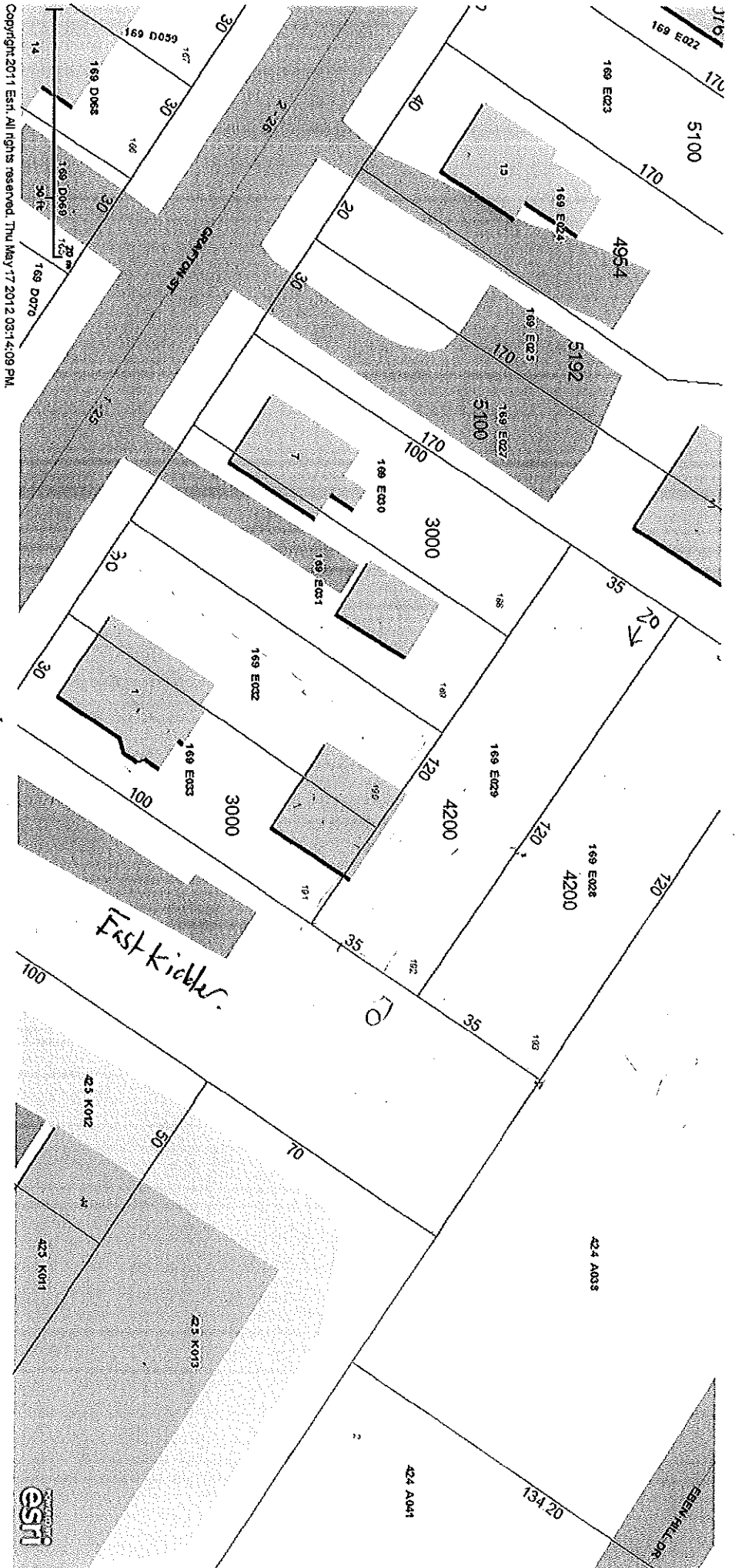


THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 11-13-86 Scale 1" = 30'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

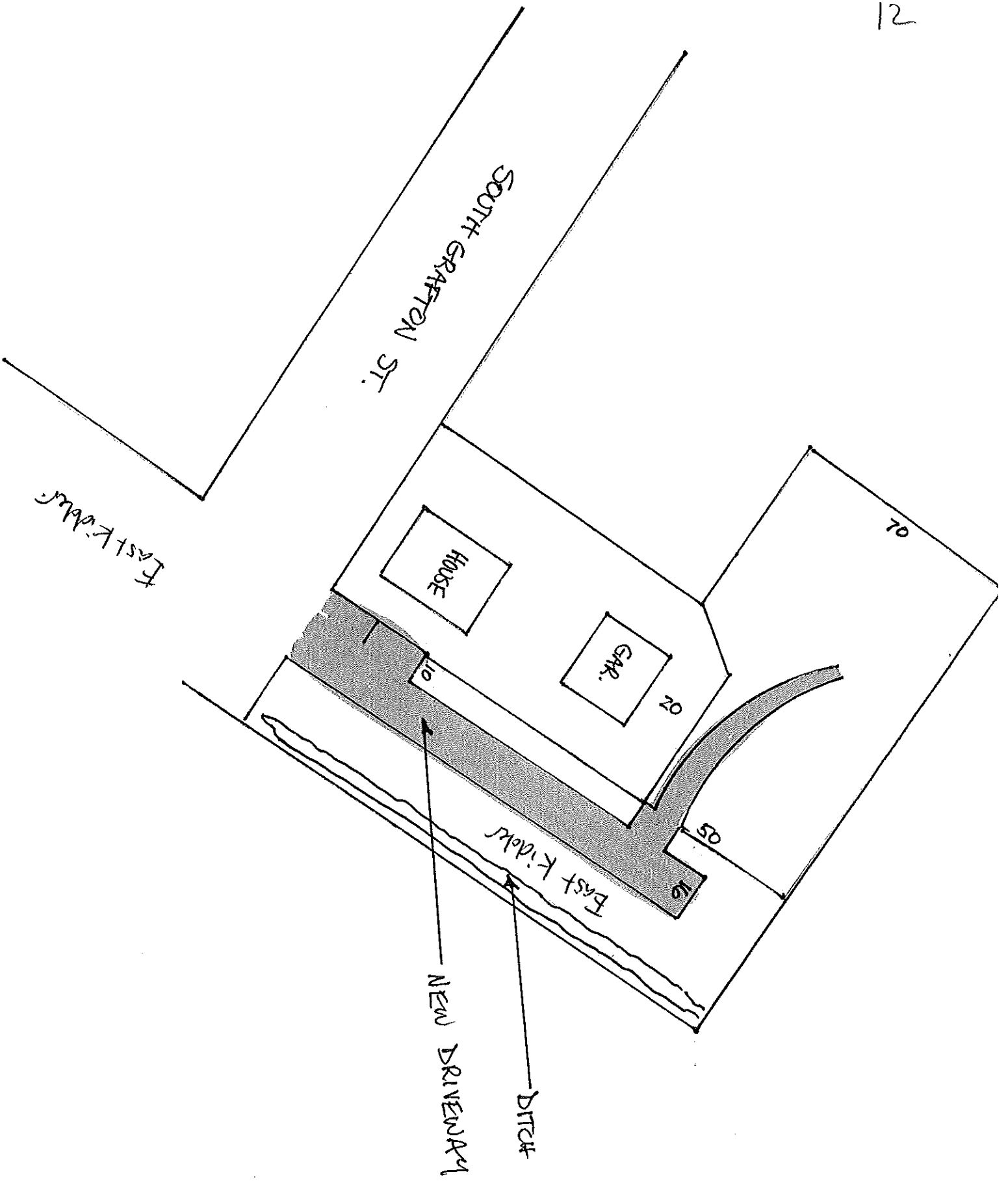
Drawn By ROC

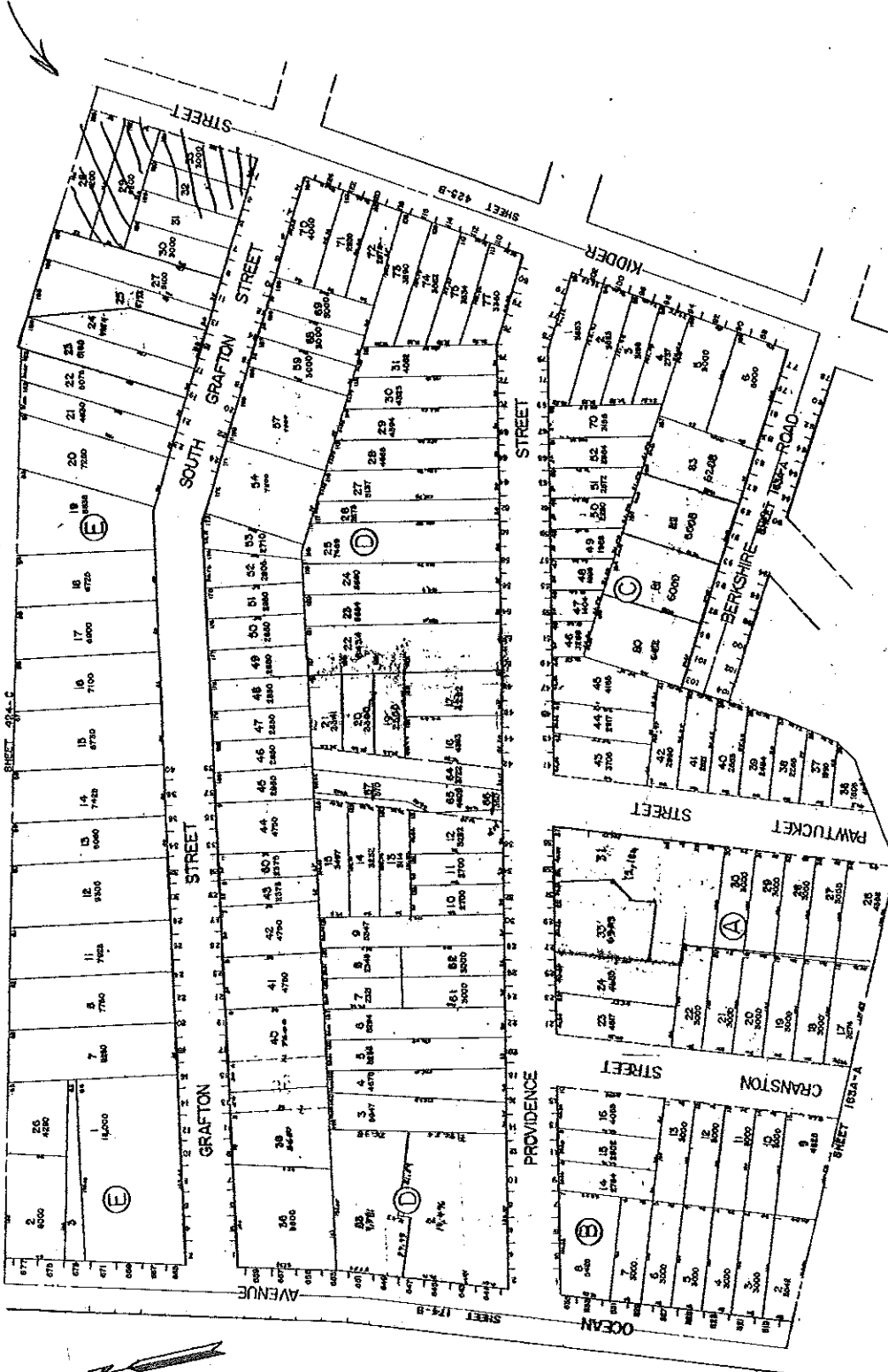


Copyright 2011 Esri. All rights reserved. Thu May 17 2012 03:14:08 PM.

Fast-Kidder.









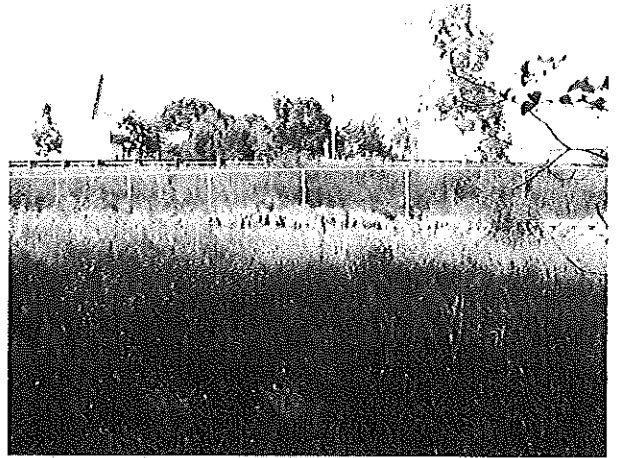
End of East Kidder



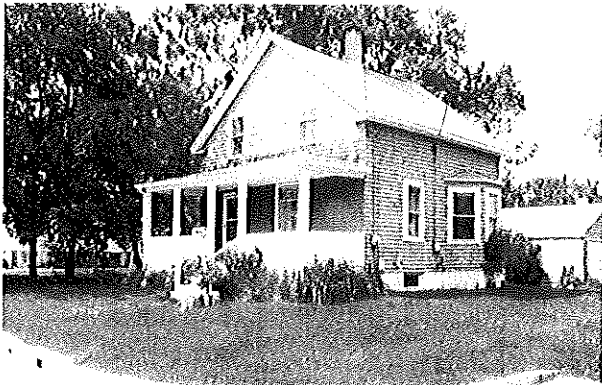
Lot 28 and 29



Across from Lot 28 and 29



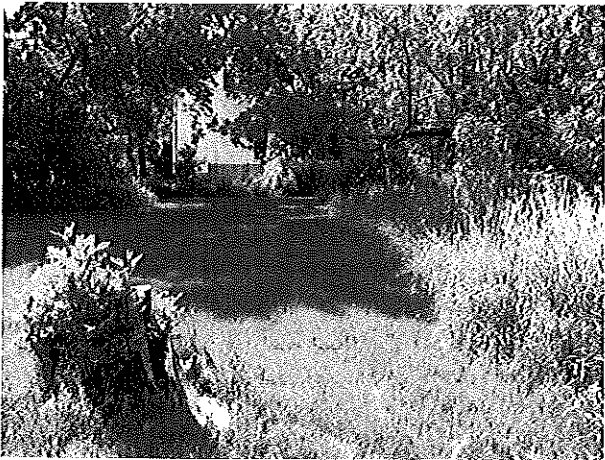
End of East Kidder, beyond Lot 28 and 29



House at South Grafton and East Kidder



View up South Grafton



View of Lot 28 and 29 from East Kidder



View back down East Kidder from Lot 28 and 29

168

26243
WARRANTY DEED
Maine Statutory Short Form

TF#2390

RECEIVED
JUN 06 2012
Dept. of Building Inspections
City of Portland Maine

Know all Men by these Presents,

That GUILFORD F. PENDEXTER

of Portland, County of Cumberland, State of Maine

bring unmortgaged, for consideration paid, grant to ROBERT W. LIGHTFOOT

of Portland, County of Cumberland, State of Maine

whose mailing address is 71 Federal Street, Portland, Maine

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 Portland, Cumberland County and State of Maine, on Grafton Street and being lots numbered 190 and 191 as shown on Plan of Washington Avenue Gardens Annex belonging to Everett C. Wells, said plan made by Ernest W. Branch, Surveyor, dated October 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 49, to which plan reference is hereby made for a more particular description.

Said lots measure each 30 feet in width by 100 feet in depth and contain each, according to said plan, 3000 square feet, more or less.

Also two other certain lots or parcels of land, with any buildings thereon, situated on Kidder Street in said Portland being lots 192 and 193 according to plan of Washington Avenue Gardens Annex, above-mentioned.

Said lots measure each 35 feet in width by 120 feet in depth and contain each 4,200 square feet, more or less.

Being the same premises conveyed to the Grantor herein by deed of Ralph A. Stowell, Sr., et al dated June 3, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4029, Page 113.

This conveyance is made subject to current real estate taxes which the Grantee herein, by acceptance of this deed, does hereby assume and agree to pay.

~~XXXX~~

~~hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person who presented it to me for recording~~

Witness my hand and seal this twenty-fifth day of the month of September, 1979.

Signed, Sealed and Delivered in presence of

Rebecca S. Coleman.....

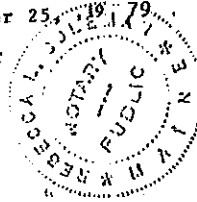
Guilford F. Pendexter
Guilford F. Pendexter

State of Maine, County of Cumberland 25th September 1979
Then personally appeared the above named Guilford F. Pendexter

and acknowledged the foregoing instrument to be his free act and deed.
Before me,

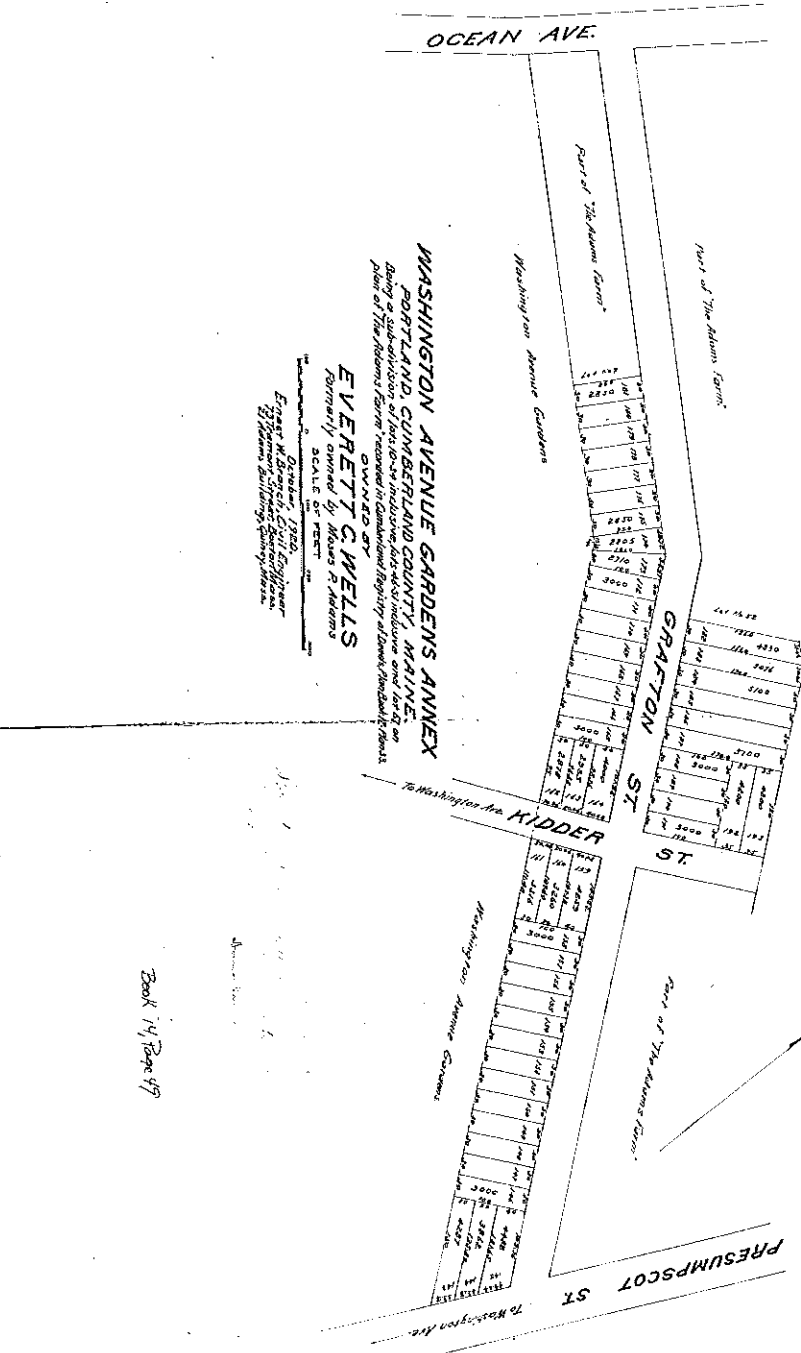
Rebecca S. Coleman

Justice of the Peace
Notary Public
Attorney at Law



SEP 25 1979
REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 2:35 P.M. and recorded in
BOOK 4500 PAGE 168 *Leah S. Ribbitts* Deputy Register

MY COMMISSION EXPIRES
JULY 14, 1983



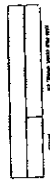
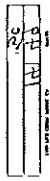
OCEAN AVE.

WASHINGTON AVENUE GARDENS ANNEX
 PORTLAND, CUMBERLAND COUNTY, MAINE
 Being a subdivision of the Adams Farm and lot 4 on
 plan of the Adams Farm, recorded in County Registry of Cumberland County, Maine.

GRAFTON ST.
 KIDDER ST.
 PRESUMPCOT ST.

EVERETT C. WELLS
 Surveyor
 Formerly owned by Moses R. Adams
 SCALE OF FEET
 October, 1920
 Everett C. Wells, Surveyor
 27 Market Street, Portland, Maine
 23 Adams Building, Quincy, Mass.

Book 14, Page 49

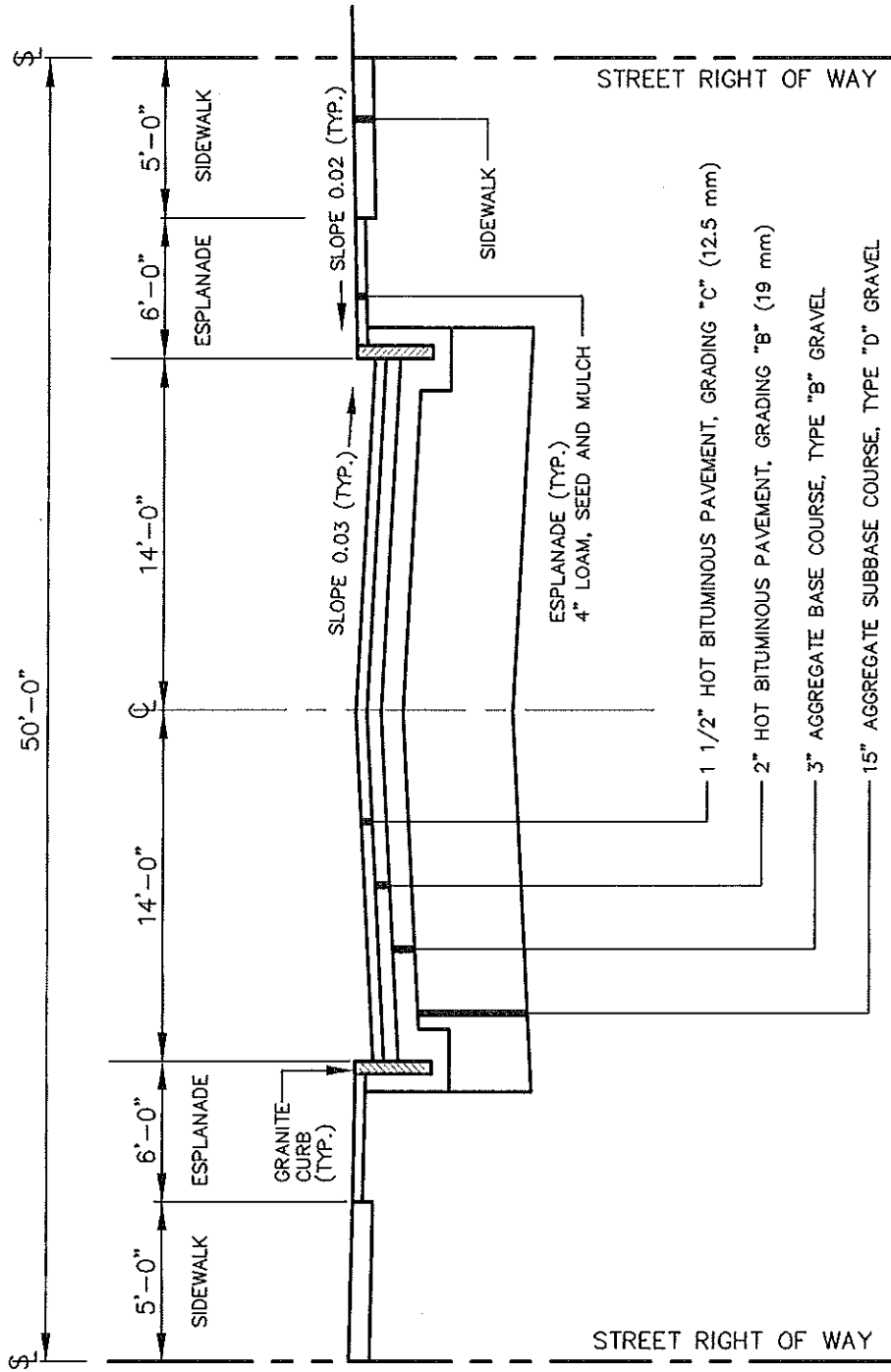


Ann Machado - East Kidder Street - Request to Waive the 14-403 Code of Ordinances

From: David Margolis-Pineo
To: Ann Machado
Date: 6/11/2012 12:14 PM
Subject: East Kidder Street - Request to Waive the 14-403 Code of Ordinances
CC: Barbara Barhydt; Marge Schmuckal
Attachments: David Margolis-Pineo.vcf

East Kidder Street is classified as a paper street from the intersection of South Grafton Street for approximately 160' to 170' in a Northeast direction where it dead ends. This means the dead end portion of E. Kidder St. is privately owned. However, if built to City standards the City council could accept it as a city street. The dead end portion of East Kidder Street indicates a right of way width of 50' which is consistent with the accepted portion of the street. For E. Kidder to become an acceptable city street under Code Section 14-403, the street would need to be constructed as shown in Figure I-1 of the City of Portland Technical Manual. The only exception is that the requirement for a sidewalk could be waived since the dead end of E. Kidder is not on a school walking route. The street would also require the installation of a water line with possible hydrant, sanitary sewer, stormwater sewer, lights and a since this is a dead end street, a turnaround as shown on Figure I-5 of the Technical Manual would be required.

David Margolis-Pineo
Deputy City Engineer
Department of Public Services
55 Portland St.
Portland, ME 04101
Office 207-874-8850
Fax 207-874-8852
Cell 207-400-6695
dmp@portlandmaine.gov



LOCAL STREET CROSS SECTION
 NOT TO SCALE

DATE:
 AUGUST 2009
 REVISED:

CITY OF PORTLAND, MAINE
 TECHNICAL STANDARDS MANUAL

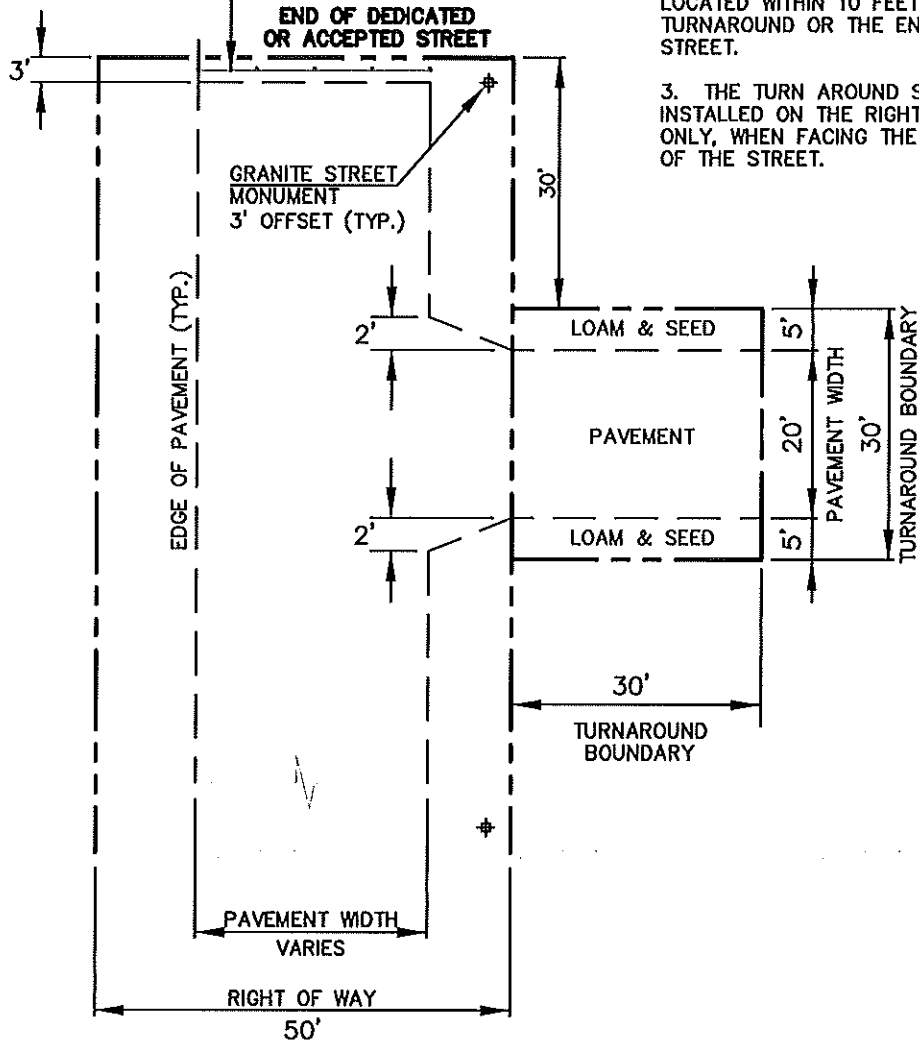
TRANSPORTATION SYSTEMS
 AND STREET DESIGN
 SECTION I

FIGURE:

LOCAL STREET CROSS SECTION

I-1

GALVANIZED STEEL OR PRESSURE TREATED WOOD GUARDRAIL WITH OM4-2 END OF ROADWAY MARKER SIGN OR APPROVED EQUAL



NOTES

1. A TURNAROUND EASEMENT SHALL BE CONVEYED TO THE CITY.
2. NO DRIVEWAYS SHALL BE LOCATED WITHIN 10 FEET OF THE TURNAROUND OR THE END OF THE STREET.
3. THE TURN AROUND SHALL BE INSTALLED ON THE RIGHT SIDE ONLY, WHEN FACING THE DEAD END OF THE STREET.

TURNAROUND ON DEAD END STREET

NOT TO SCALE

DATE: AUGUST 2009 REVISED:	CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL	TRANSPORTATION SYSTEMS AND STREET DESIGN SECTION I	FIGURE:
TURNAROUND ON DEAD END STREET			I-5



City of Portland Zoning Board of Appeals

June 13, 2012

Robert B. Lightfoot
547 Head Tide Rd.
Whitefield, ME 04353

Dear Mr. Lightfoot,

Your Variance Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, June 21, 2012 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the processing fee, legal ad and the notices for the appeal. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
 DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No:	2012-518	Applicant:	Robert B. Lightfoot
CBL:	169 E028	Application Type:	Variance Appeal
Location:	1 South Grafton Street	Invoice Date:	6/13/12 <i>pd 6/19/12</i> <i># 5394</i>

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$94.24
Notices	121	\$90.75
Processing Fee	1	\$50.00
Application Fee	1	\$100.00

Total Current Fees:	\$334.99
Total Current Payments:	-\$100.00
<u>Amount Due Now:</u>	<u>\$234.99</u>

Bill to:	CBL: 169 E028	Application No: 2012-518
Robert Lightfoot	Invoice Date: 6/13/12	<u>Total Amount Due: \$234.99</u>
547 Head Tide Road		(due on receipt)
Whitefield, ME 04353		

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St.,
 Portland, ME 04101



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 311

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 6/4/2012

Receipt Number: 44613

Receipt Details:

Referance ID:	1642	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-518 - 0 E. Kidder - Variance Appeal			
Additional Comments:			

Thank You for your Payment!



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Receipts Details:

Tender Information: Check , Check Number: 5394

Tender Amount: 234.99

Receipt Header:

Cashier Id: amachado

Receipt Date: 6/19/2012

Receipt Number: 45144

Receipt Details:

Referance ID:	1646	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	90.75	Charge Amount:	90.75
Job ID: Project ID: 2012-518 - 1 South Grafton - Variance Appeal			
Additional Comments:			

Referance ID:	1647	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	94.24	Charge Amount:	94.24
Job ID: Project ID: 2012-518 - 1 South Grafton - Variance Appeal			

Additional Comments:

Referance ID:	1648	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00

Job ID: Project ID: 2012-518 - 1 South Grafton - Variance Appeal

Additional Comments:

Thank You for your Payment!

Ann Machado - Re: Legal Ad For Zoning Board of Appeals

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 6/11/2012 11:08 AM
Subject: Re: Legal Ad For Zoning Board of Appeals
Attachments: Agenda 6:15.pdf

Hi Ann,

All set to run your ad on Friday, June 15.
The cost is \$282.72 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 6/11/12 9:52 AM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, June 15, 2012.

Thanks.

Ann
874-8709