

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director Planning & Urban Development



RECEIVED

APR 23 2014

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Dept. of Building Inspections
City of Portland Maine

Applicant Information:

Subject Property Information

Grace Braley
NAME

11 Leeman St.
PROPERTY ADDRESS

BUSINESS NAME

181 F 001
CHART/BLOCK/LOT (CBL)

11 Leeman St.
ADDRESS

PROPERTY OWNER (if different)

207-774-1995
TELEPHONE #

NAME

owner
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

ADDRESS

R5
CURRENT ZONING DESIGNATION

CONDITIONAL USE AUTHORIZED BY
SECTION 14 - 118(a)(5)

EXISTING USE OF PROPERTY:

single family residence

TYPE OF CONDITIONAL USE PROPOSED:

add an accessory dwelling unit

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

Grace Braley
SIGNATURE OF APPLICANT

April 28, 2014
DATE

Grace Braley
11 Leeman Street
Portland, Maine 04103

April 28, 2014

To The Zoning Board of Appeals, City of Portland, Maine

Thank you for receiving my request to install a studio kitchen in the 400 square foot apartment unit which is attached to the principle dwelling area in which I live.

It is a 20 foot by 20 foot space with a full bathroom and closet.

I do not need this space for my living and hope to rent it as a studio apartment.

I have already received four requests from people who are looking for affordable private space to rent. This is a location walking distance from Brighton Avenue, in the Rosemont area, and I think it is a public benefit to offer such a rental.

The parking situation on the property is well suited to city requirements, although I have only one car.

Information supporting request to put a kitchen into existing apartment space at 11 Leeman Street, Portland, Maine

Section 14 – 118, (a) (5)

5.a. The floor space is 400 square feet. The gross square feet of the principle dwelling is 1608. Therefore the apartment space is 24.9% of the principle dwelling square feet. There are no areas where floor to ceiling height varies and attic is not habitable.

b. The principle dwelling unit is located on a lot that is 5,500 square feet.

c. The principle dwelling is occupied by the owner of the lot.

d. There are three parking spaces, each adequate to required dimensions. The carport is 21 1/2 feet wide and an adjacent third space is ten ½ feet wide. Those in the carport are 25 feet deep. The adjacent space is 22 feet deep. All three exceed the 18 foot requirement for parking.

e. There are no open, outside stairways or fire escapes. This is a one-story structure.

f.i. Existing exterior façade materials, building form, and roof pitch are compatible with the architectural style of the building which has a single family appearance. The apartment unit and carport were approved by the city in 1976. Documents are included.

f.ii. The scale and surface area of parking, driveways and paved areas are properly arranged and landscaped to screen vehicles from adjacent properties. Cars park perpendicular to the street.

No alterations are planned or proposed except the installation of a kitchen sink with counter, stove and refrigerator.

Provided in this application are the documents and information requested and my check payment of \$100 for the application fee.

Please notify me of any questions and of the amount I should pay for the additional fees mentioned. My phone number is 207-774-1995.

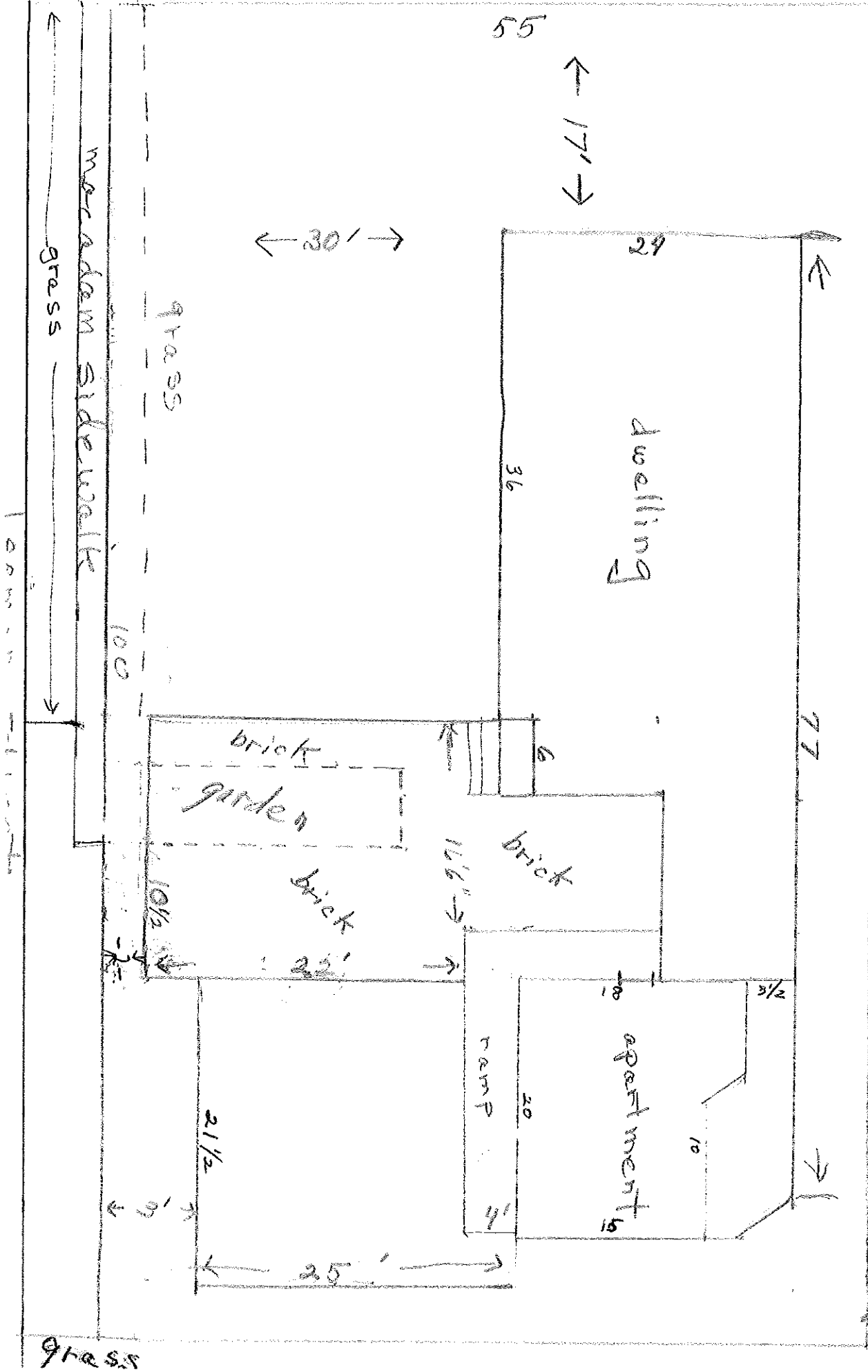
Sincerely,



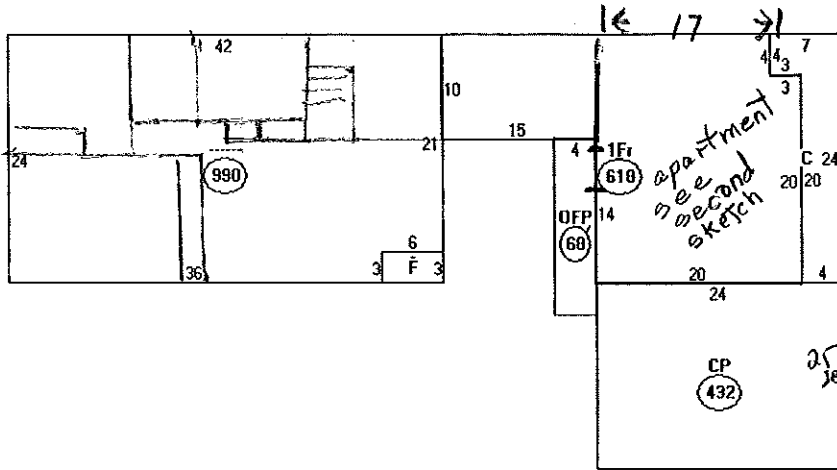
Grace Braley

macadam side walk

11 Leeman St,
181 F001



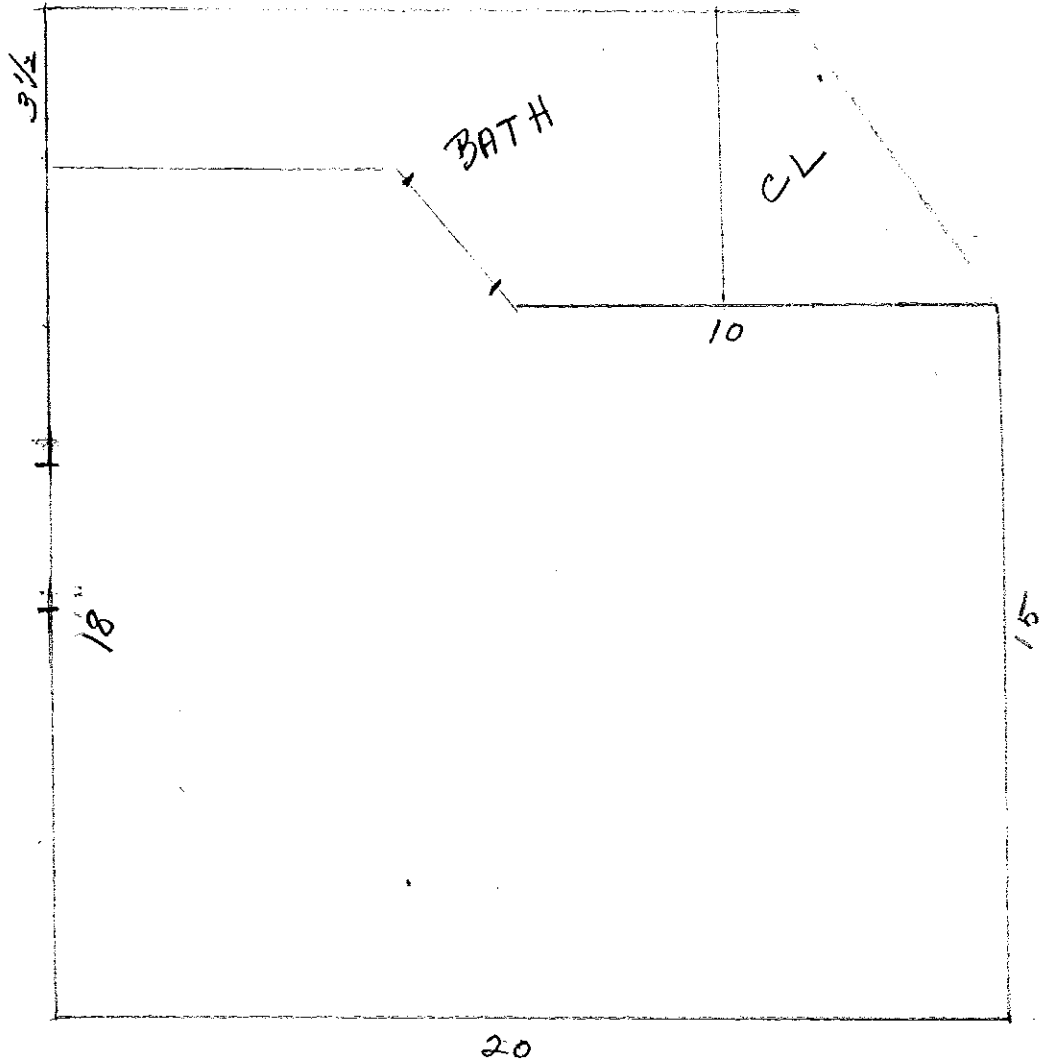
11 Leeman St. 181 F001

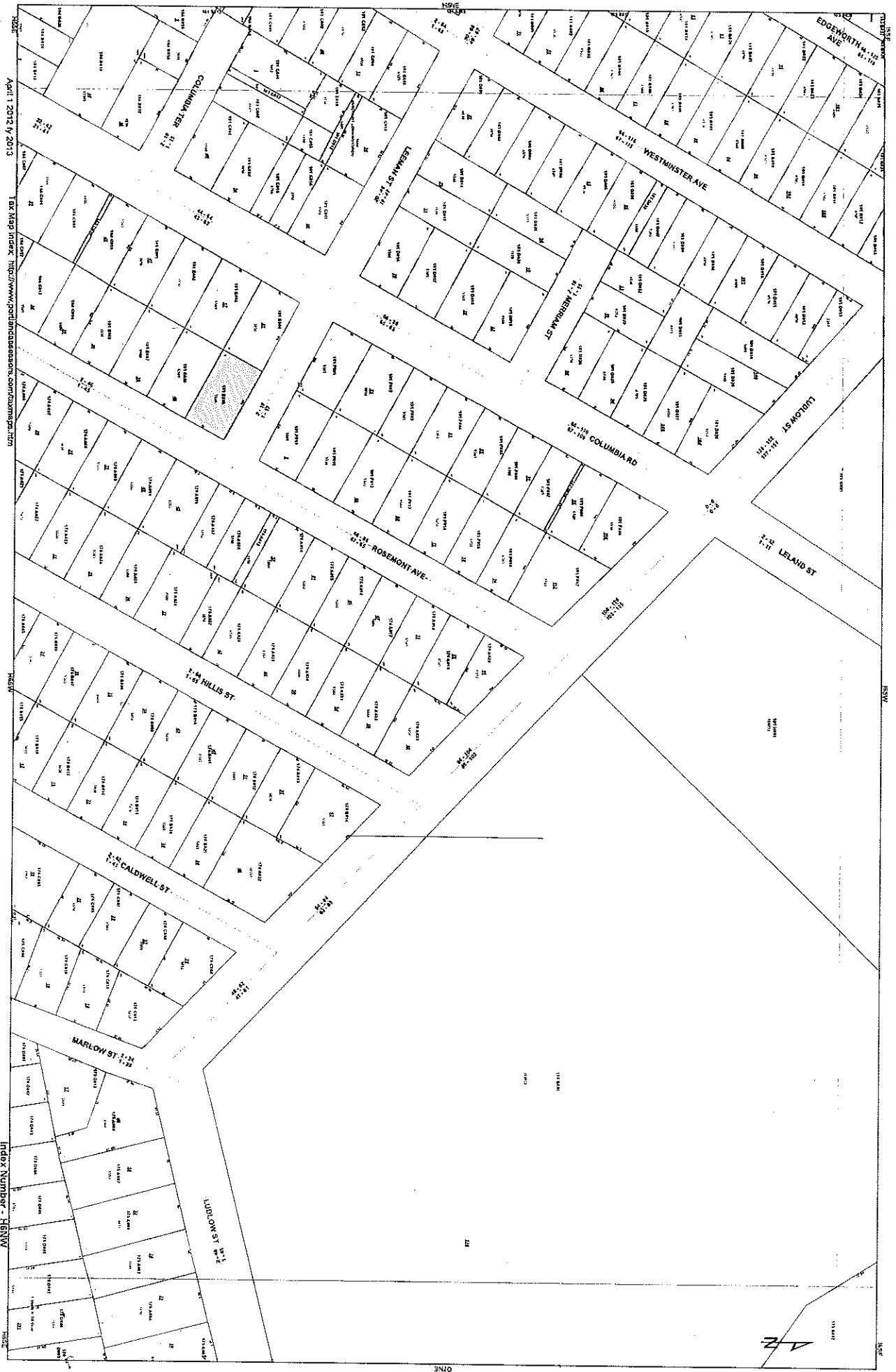


Descriptor/Area

- A:.....
990 sqft
- B: 1Fr
618 sqft
- C: FUB
108 sqft
- D: CP
432 sqft
- E: OFF
68 sqft
- F: OFF
18 sqft

11 Leeman St. 181 Foot
supplement





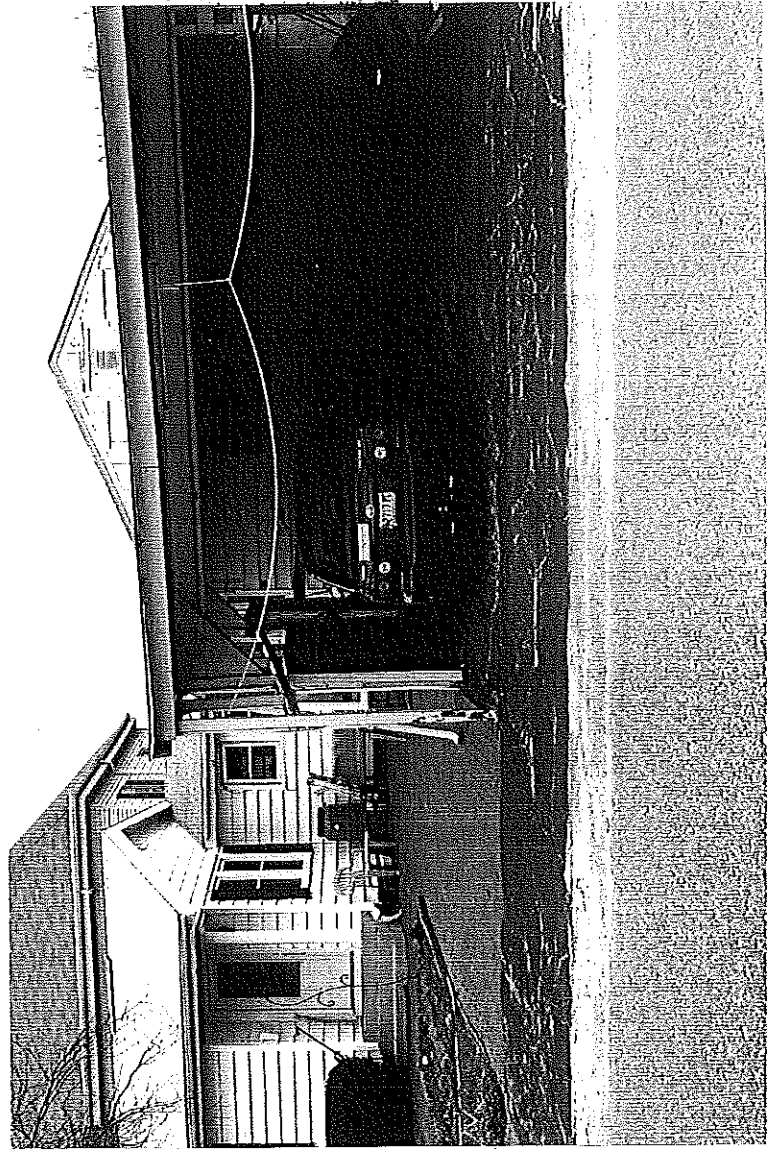
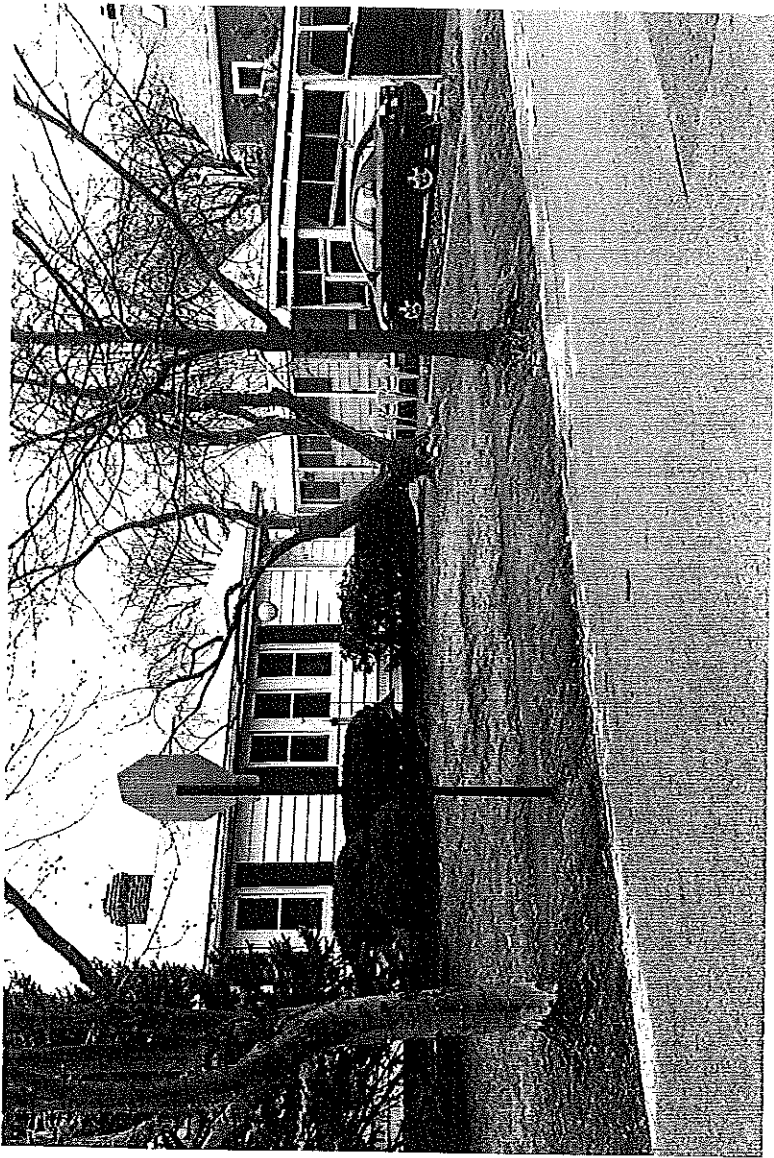
April 1 2013 10:20:13

tax Map Index <http://www.pcdonassessors.com/comp.htm>

Index Number - 16NW

ONE





WARRANTY DEED

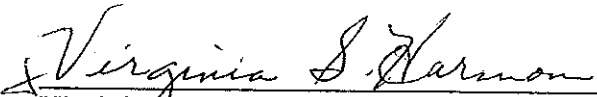
KNOW ALL MEN BY THESE PRESENT: That Virginia S. Harmon of 11 Leeman Street, Portland, ME 04103, for consideration paid grant(s) to Grace Braley, of 315 Ludlow Street, Portland ME 04102, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated in said City of Portland on the southeasterly side of Columbia Road, being a part of a tract of land known as Rosemont, and the part hereby conveyed being designated as lot numbered 49 on said tract, according to a plan of the same made by B.C. Jordan & Co., Civil Engineers, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 123, the lot hereby conveyed being otherwise and more particularly bounded and described as follows: Beginning at a point which point is the intersection of the southeasterly side of Columbia Road with the northeasterly side of Leeman Street; thence running in a northeasterly direction along the said side of Columbia Road fifty-five (55) feet to a point, which point is the most westerly corner of a lot numbered 48 as shown on said plan; thence running in a southeasterly direction and at right angles with said Columbia Road one hundred (100) feet to a point, which point is the most southerly corner of said lot numbered 48; thence running in a southwesterly direction and at right angles with said Leeman Street fifty-five (55) feet to the said northeasterly side of Leeman Street, thence running northwesterly along the said side of Leeman Street one hundred (100) feet to the point of beginning; containing five thousand five hundred (5,500) square feet of land according to said plan.

MAINE REAL ESTATE TAX PAID

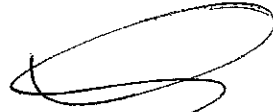
Reference is hereby made to a deed from Virginia S. Harmon to Harold C. Harmon and Virginia S. Harmon dated 11/17/1996 and recorded at the Cumberland County Registry of Deeds in Book 7493, Page 169. Order by Consent from the Probate Court, Docket #2013- was signed on 11/ /13 and ordered the property awarded to Virginia S. Harmon as described in attached Exhibit B.

Executed this 21st day of November, 2013.


Virginia S. Harmon

State of Maine
County of Cumberland

Then personally appeared before me on this 21st day of November, 2013, the said Virginia S. Harmon and acknowledged the foregoing to be her voluntary act and deed.


Kristine Paolino Taylor, Esq.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, March 11, 1976

PERMIT ISSUED

MAR 12 1976
01 17

CITY of PORTLAND

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

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the 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 ... 11 Leeman St. ... Fire District #1 , #2

1. Owner's name and address Harold C. Harmon ... same ... Telephone 773-1844.

2. Lessee's name and address

3. Contractor's name and address James Devano, SAO ... Telephone

4. Architect

Specifications

Plans

No. of sheets

Proposed use of building ... dwelling ... No. families

Last use ... garage ... No. families

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$2,000 ... Fee \$15.00

FIELD INSPECTOR—Mr. Hugh ...

This application is for: @ 775-5451

Dwelling ... Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

ther

GENERAL DESCRIPTION

To change the use from double car garage to bedroom and bath.

To construct ramp as pr plans

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes ... Is any electrical work involved in this work? ... yes ...

Is connection to be made to public sewer? ... If not, what is proposed for sewage?

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.:

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?



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0237

APR 8 1976

ZONING LOCATION PORTLAND, MAINE, March 16, 1976

CITY OF PORTLAND

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

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the 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 .. 11 Leeman St. .. Fire District #1 #2

1. Owner's name and address .. Harold C. Harmon .. same .. Telephone ..

2. Lessee's name and address Telephone ..

3. Contractor's name and address .. James DeDono .. Saco, Me. .. Telephone ..

4. Architect Specifications .. Plans .. No. of sheets ..

Proposed use of building .. Garport .. No. families ..

Last use No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot

Estimated contractual cost \$.. 500.00 .. Fee \$.. 5.00 ..

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: .. @ 775-5451 .. Dwelling .. Bxt. 234

To construct garport 19'x24' as per plans

Garage ..

Masonry Bldg. ..

Metal Bldg. ..

Alterations ..

Demolitions ..

Change of Use ..

Other ..

Appeal Fee paid
Stamp of Special Conditions

Appeal sustained 3-31-76

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other: ..

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..

Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..

Has septic tank notice been sent? .. Form notice sent? ..

Height average grade to top of plate .. 12' .. Height average grade to highest point of roof .. 12' ..

Size, front .. depth .. No. stories .. sold or filled land? .. earth or rock? ..

Material of foundation .. sonatube .. Thickness, top .. 9" .. bottom .. 4" .. cellar ..

Kind of roof .. pitch .. Rise per foot .. 2 1/4" .. Roof covering .. Asphalt ..

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.

Joints and rafters: 1st floor .. 2nd .. 3rd .. roof .. 2x10 ..

On centers: 1st floor .. 2nd .. 3rd .. roof .. 16 ..

Maximum span: 1st floor .. 2nd .. 3rd .. roof .. 9'6" ..

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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: .. 0.40-4/7576-Cellar ..

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Fire Dept.: ..

Fee Paid

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Harold C. Harmon, owner of property at 9-15 Leeman Street.
cor. 67-69 Columbia Road

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a carport 19' x 24' on the front of the existing dwelling at the above named location. This permit is not issuable under the Zoning Ordinance because the right side yard will be only about 3' instead of the 8' required by Section 602.6.B.2, and a front yard of only about 7' is to be provided instead of the 20' required by Section 602.6.B.4, in the R-5 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Harold C. Harmon
APPELLANT

2 1/4 / 12 PITCH

1 X 6 MAT. #4 PINE

DOUBLE COVERAGE

8" GALV. DR. EDGE

10" 2 X 10
12' 2 X 10

4 X 10

4 X 6

4 X 10

4 X 6

4 X 10

4 X 6

EXISTING BLDG.

8" MANTUBE
4' BELOW GRADE

RECEIVED
MAR 16 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PHINNEY LUMBER COMPANY FOOT HILL ROAD, GORHAM, MAINE
24' X 19' GAR PORT
FOR: HAROLD HARMON 11 LEEMAN ST.
CONTRACTOR: JAMES DEVONA
BY: B. BRUNOCS SCALE: 1/4" = 1'