

194-C-34

2001-0306

4 Boody St.

2 unit to 3 unit

Gregory Mezoian

19A-C-034001

4-4 Boody street, Portland, ME

Gregory Mezoian

168 Saco Avenue, DOB, ME 04064

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2001-0306

Application I. D. Number

11/19/2001

Application Date

2 unit to 3 unit (1417-1419 Congress St

Project Name/Description

Gregory Mezoian

Applicant

168 Saco Avenue, OOB, ME 04064

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 773-0438 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

4 - 4 Boody Street, Portland, Maine

Address of Proposed Site

194 C034001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 2 unit to 3 unit

30100 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 11/19/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 11/26/2001 Approval Expiration 11/26/2002 Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot 11/26/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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Planning Approval Status:

Reviewer Kandi Talbot

- Approved** **Approved w/Conditions**
See Attached **Denied**

Approval Date 11/26/2001 Approval Expiration 11/26/2002 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Kandi Talbot 11/26/2001
signature date

Performance Guarantee **Required*** **Not Required**

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND

November 26, 2001

Mr. Gregory Mezoian
168 Saco Avenue
Old Orchard Beach, ME 04064

RE: 4 Boody Street, Conversion from 2-unit to 3-unit
ID #2001-0306, CBL #194-C-34

Dear Mr. Mezoian:

On November 26, 2001, the Portland Planning Authority granted minor site plan approval to convert from a 2-unit to a 3-unit building located at 4 Boody Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact Kandice Talbot, Planner at 874-8901.

Sincerely,

Alexander Jaegerman
Chief Planner

ZONE CHANGE REQUEST

R-3 RESIDENTIAL ZONE TO R-5 RESIDENTIAL ZONE

2 - 4 BOODY STREET

Submitted to:

Portland Planning Board
Portland, Maine

June 13, 2000

I. INTRODUCTION

Marcus, Beatrice and Kathy Moschetto are requesting a zone change from R-3 to R-5 residential to allow a third unit in the apartment building that they own which is located at 2-4 Boody Street. The site is 30,100 sq. ft. and located in the R-3 zone.

At the May 23rd workshop meeting, the Planning Board decided to advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5.

272 notices were sent to area property owners. Two notices of the Public Hearing appeared in the Portland Press Herald. The notice was posted in the City Clerk's office fourteen days prior to the public hearing.

II. FINDINGS

Current Zoning:	R-3 Residential
Proposed Zoning:	R-5 Residential
Existing Use:	Two-Family
Proposed Use:	Three Family
Size of Site:	30,100 sq. ft.

III. PROPOSED ZONE CHANGE

The building is currently a two family home. The applicants recently purchased the property where they have rented for more than fifteen years. The first floor is currently a rental unit. The second floor is occupied by Marcus and Beatrice Moschetto and includes a bath, 2 bedrooms, pantry, kitchen, living room and dining room. The third floor includes 3 bedrooms, a bath and a large alcove. The third floor is occupied by Kathy Moschetto, who is the Moschetto's daughter. The applicant's wish to add a kitchen to the third floor and making it an independent apartment.

IV. DEVELOPMENT PLAN

The applicant is not proposing any changes to the exterior of the building or outside property. All changes will be internal.

V. ZONING POLICY ANALYSIS

The applicant is requesting this R-5 zone change to allow a third unit to a two-family home. The site abuts an existing R-5 zone. Existing uses in the area include a number of three family homes. Twin Knolls, a condo development, abuts the northerly side of the site. Westgate Shopping Center is located across the street.

At the May 23rd workshop meeting, the Planning Board decided to also advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5.

The purpose of the R-5 zone is to provide appropriate areas of the city for medium-density residential development characterized by single-family and low-intensity multifamily dwellings on individual lots.

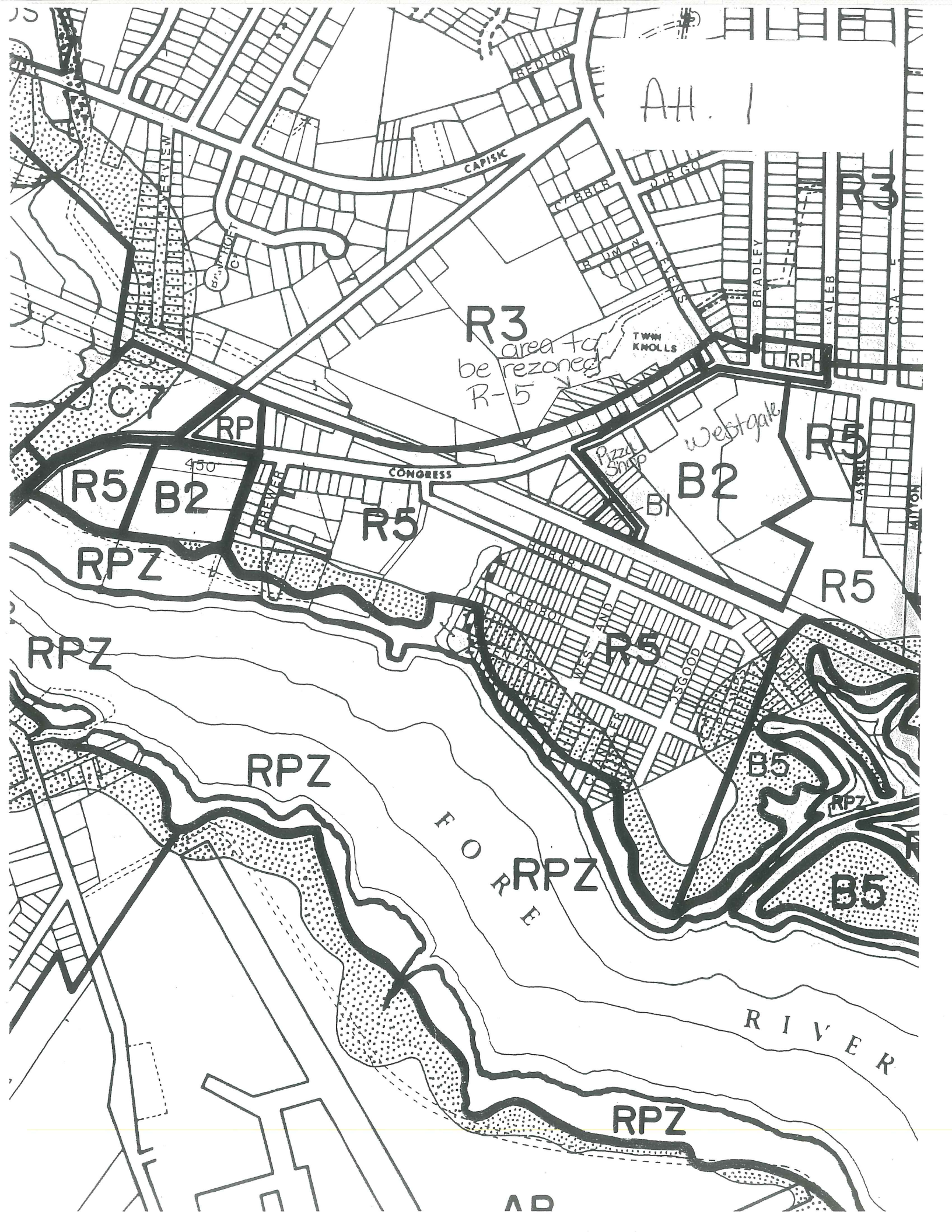
III. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the Moschetto's, the policies of the R-5 Residential Zone, Comprehensive Plan, the information provided in Planning Board Report #25-00, and/or other findings as follows:

- i. The Board finds that the proposed R-5 Rezoning [is or is not] consistent with the policies of the R-5 Residential Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the proposed R-5 rezoning at 2-4 Boody Street, 1405-1415 Congress Street and 1443-1461 Congress Street.

Attachments:

1. Vicinity Map
2. Applicant's Submittal
3. Pictures of the Site
4. Letter from Neighbor



AH. 1

R3
area to
be rezoned
R-5

R5 B2

R5

B2

R5

RPZ

RPZ

R5

R5

FORE
RPZ

RIVER

RPZ

B5

AD



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

AH.2

1. Applicant Information:

MARCUS L MOSCHETTO
BEATRICE P. MOSCHETTO
Name (+ Kathy Moschetto)

4 BOODY ST
Address

PORTLAND ME 04102

773-0438 pager: 758-0066
Phone Fax

2. Subject Property:

2-4 Boody ST
Address

PORTLAND ME 04102

MAP 194C
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant _____ Other

MARCUS L MOSCHETTO
BEATRICE P MOSCHETTO
Name

4 Boody ST
Address

PORTLAND ME 04102

773 0438
Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

OWNER

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

29

Describe the existing use of the subject property: See Attached

7. Current Zoning Designation(s): R3

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

See Attached

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

- A. Zoning Map Amendment, from R3 to R5
- B. Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

2b

	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)

- Legal Advertisements (one for workshop and one for public hearing) percent of total bill
- Notices (one for workshop and one for public hearing) 40 cents each
- Text Amendments \$300.00

_____ Amount of Fee

12. **Signature:** The above information is true and accurate to the best of my knowledge.

_____ Date of Filing *Ally Manteo* *Betsey J. Michetto*
 Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

6. EXISTING USE:

Two family home with 1st floor rented. Second floor has 1 bath, 2 bedrooms, pantry, kitchen, livingroom, diningroom. Third floor has 3 bedrooms, 1 bath, a large alcove with skylights. The second floor is occupied by myself (Marcus Moschetto) and my wife (Beatrice Moschetto). The third floor is occupied by my daughter, Kathy.

7. PROPOSED USE OF PROPERTY:

We have rented at this location for more than fifteen (15) years. We recently had the opportunity to purchase this residence and did so willingly, as we consider this our home. We would like to extend more independence to our daughter (Kathy) by adding a kitchen and making the third floor a full apartment. Now that we own the property, we hope to be afforded the opportunity to realize our long thought of plans. The changes will be all interior to the 3rd floor with no external changes to the building or outside property.

2d

0046050

BK14866PG059

WARRANTY DEED

**Joint Tenancy
Maine Statutory Short Form**

KNOW ALL PERSONS BY THESE PRESENTS, That

Catherine K. Chenery and Robert K. Chenery
of Dallas, County of Dallas, State of Texas,
for consideration paid, grant to Marcus L. Moschetto and Beatrice P. Moschetto
of Portland, County of Cumberland, State of Maine,
whose mailing address is 4 Boody Street, Portland, Maine 04101
with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of
Maine, described on the attached EXHIBIT A.

MAINE REAL ESTATE TAX PAID

WITNESS our/my hand(s) and seal(s) this 14th day of June, 1999.

*Signed, Sealed and Delivered in
presence of:*

Dorothy Francis

Catherine K. Chenery
Catherine K. Chenery

Ronald Henderson

Robert K. Chenery
Robert K. Chenery

STATE OF TEXAS

June 14, 1999

COUNTY OF Dallas TX

Then personally appeared the above named Catherine K. Chenery and Robert K. Chenery and
acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Mary Doman
Catherine K. Chenery
Robert K. Chenery

Notary Public

Printed

Name: Mary Doman

My Commission Expires



Ze

BK14866PG060

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated on Boody Street, in the City of Portland, in the County of Cumberland and State of Maine, being the parcels of land conveyed by Daniel D. Chenery to Mary C. Boody, dated June 8, 1915, said deed being recorded in Cumberland County Registry of Deeds in Book 949, Page 259, and land devised to said Marcy C. Boody under the Will of said Daniel D. Chenery, late of Portland, Maine, deceased, October 26, 1926, whose Will was duly probated in the Cumberland County Probate Court at Portland, Maine, Docket Number 18443.

Excepting from the said parcels of land the parcel of land conveyed by Mary C. Boody to the Portland Water District by deed dated November 11, 1962, said deed being recorded in said Registry of Deeds in Book 2715, Page 292, and the parcel of land conveyed by Mary C. Boody to Central Maine Power Company by deed dated May 7, 1951, said deed being recorded in said Registry of Deeds in Book 2044, Page 43.

Reference may be had to the Plan of Land of the Mary C. Boody Estate made by H.I. & E.C. Jordan, Surveyors, a division of Edward C. Jordan Co., Inc., said Plan being dated August 8, 1976, and being recorded in said Registry of Deeds in Plan Book 122, Page 5.

Excepting the parcel of land conveyed by Robert K. Cheney et al. to Custom Built Homes of Maine, Inc., dated September 8, 1987, recorded in the Cumberland County Registry of Deeds in Book 8020, Page 341.

Also conveying all our rights and interest in Boody Street which we may acquire.

Being the same premises conveyed to Catherine K. Chenery and Robert K. Chenery by virtue of an Executor's Deed from Walter F. Murrell, Executor in the Estate of Marcy C. Boody dated December 29, 1978, recorded in the Cumberland County Registry of Deeds in Book 4369, Page 163.

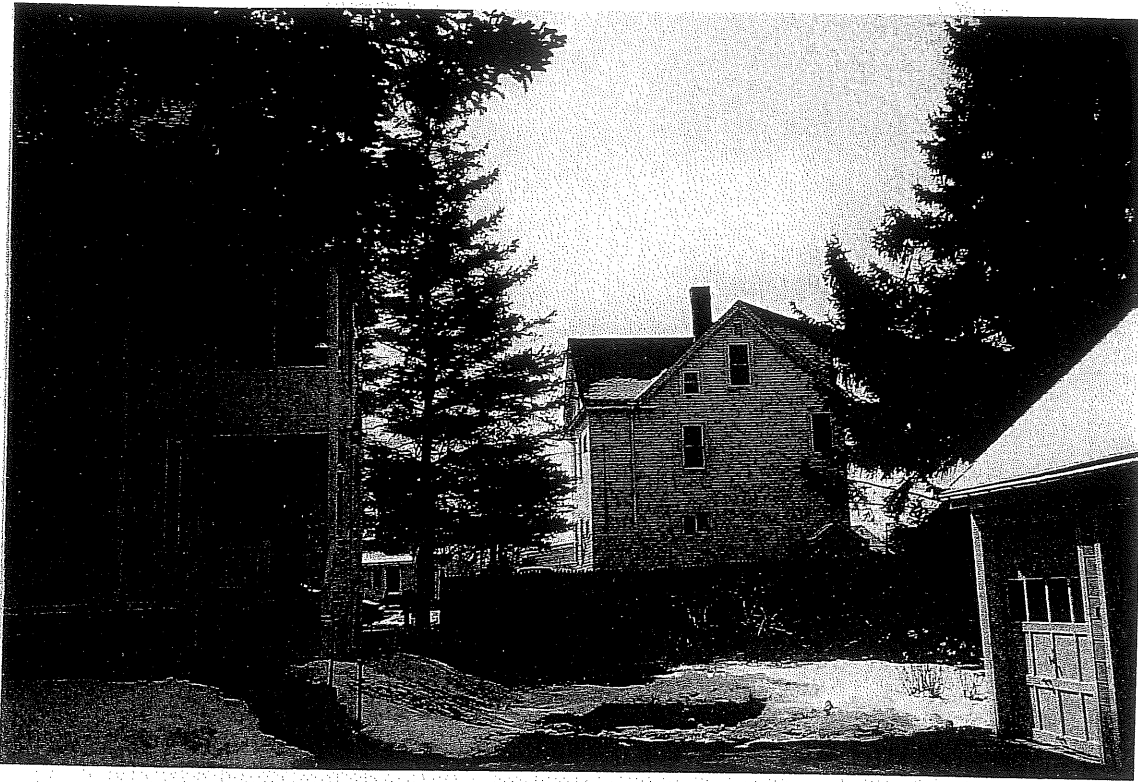
RECEIVED
RECORDED REGISTRY OF DEEDS

1999 JUN 29 PM 1:57

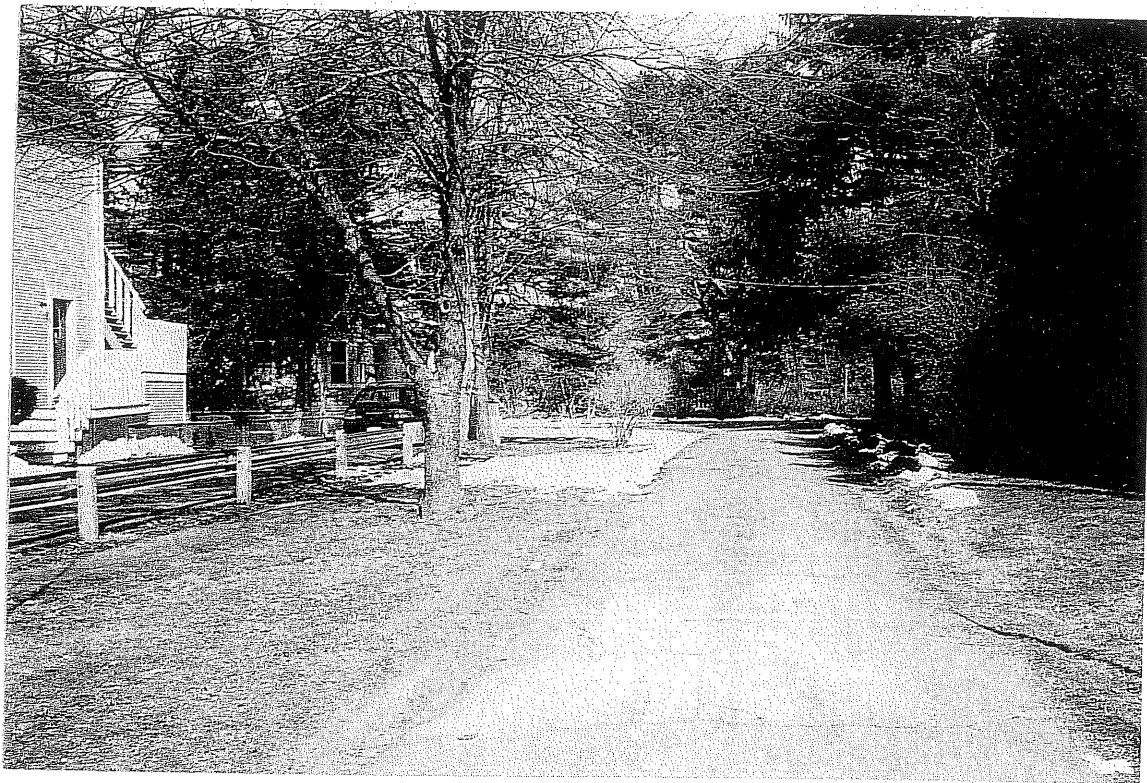
CUMBERLAND COUNTY

John B. O'Brien

3a



Rear of Boody Street property looking towards Congress Street



View of Boody Street from Congress Street

3b



View of Congress Street in Vicinity of Boody Street

From: "Johns, David A" <DAJohns@unum.com>
To: 'Kandi Talbot' <KCOTE@ci.portland.me.us>
Date: Tue, May 23, 2000 9:15 AM
Subject: RE: Boody Street Zone Change

Kandi,
Thanks thanks for your quick response. I now understand what is being proposed and have no issues with the Moschetto's request.

David Johns

-----Original Message-----

From: Kandi Talbot [mailto:KCOTE@ci.portland.me.us]
Sent: Tuesday, May 23, 2000 9:05 AM
To: DAJohns@unum.com
Subject: Re: Boody Street Zone Change

David A. Johns,

The Boody Street property is located right at the end of Boody Street and abuts Twin Knolls property.

However, let me clarify something for you. A new home will not be built from the result of this zone change. The proposal is to take a 3 story two unit apartment building (currently 1 apartment on the first floor, and 1 apartment on the second and third floor). What they would like to do is split the second apartment up into two apartments, one on the second floor and one on the third floor. It would then be a three unit building.

I will mail you out a copy of the memo that is going to the Planning Board. If you have any questions, please let me know.

Kandi Talbot
Planner

>>> "Johns, David A" <DAJohns@unum.com> 05/23 8:38 AM >>>

Attention:
Joseph E. Gray, Jr
Director of Planning and Urban Development

Alexander Jaegerman
Chief Planner

I am writing you to request more information on the planning board's 5/23/2000 meeting with Marcus, Beatrice and Kathy Moschetto to re-zone an area of Boody Street in Portland. I am unable to attend this meeting and would like to know the location of the proposed third home in respect to our Condominium development. My residence, Twin Knoll Condominiums on Stevens Avenue, borders the Boody Street property and extends perpendicular along the end of Boody. Land surveys conducted in the 1990's have indicated the Twin

Knolls property line extends quite a distance south and east of Twin Knolls lane, close to the end of Boody street. I am not sure if the Moschetos are aware how far the Twin Knolls property line extends as a result of a mid-1980s land purchase and I am interested in seeing where the proposed home would be built.

Could you mail or fax me a copy of the proposed location for this new residence? Also, earlier this year part of the land at Twin Knolls was sold to a developer for additional development at our location. Has he been made aware of this proposed zoning change?

Thank you,

David Johns
10 Twin Knolls Lane
Portland, ME 04102

(work) 575-1118
(fax) 575-1302
(home) 774-1208

AH. 4

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Kandi Talbot
Planner

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Thank you,

David Johns
10 Twin Knolls Lane
Portland, ME 04102

(work) 575-1118 (fax) 575-1302 (home) 774-1208

City of Portland, Maine
IN THE CITY COUNCIL

Order 43
~~Feb 13 7-19-06~~
Tab 8 7-31-06

**AMENDMENT TO ZONING MAP
RE: R-3 TO R-5, VICINITY OF
BOODY and CONGRESS STREET**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the map change amendment included as Attachment 1.

A#. A

PLANNING BOARD REPORT #30-00

ZONE CHANGE REQUEST

R-3 RESIDENTIAL ZONE TO R-5 RESIDENTIAL ZONE

2 - 4 BOODY STREET, 1405-1415 CONGRESS STREET AND 1443-1461 CONGRESS STREET

Submitted to:

City Council
Portland, Maine

June 29, 2000

**CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM**

TO: Sonia Bean, Senior Executive Secretary
Elizabeth Boynton, Associate Corporation Counsel

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: June 29, 2000

SUBJECT: Rezoning from R-3 Residential to R-5 Residential in vicinity of Boody Street

- 1) Council Meeting at which action is requested (Date): July 31, 2000
- 2) Can action be taken at a later date? YES NO

I. SUMMARY OF ISSUE

Marcus, Beatrice and Kathy Moschetto are requesting a zone change from R-3 to R-5 residential to allow a third unit in the apartment building that they own which is located at 2-4 Boody Street.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

The building located at 2-4 Boody Street is currently a two family home. The applicants recently purchased the property where they have rented for more than fifteen years. The first floor is currently a rental unit. The second floor is occupied by Marcus and Beatrice Moschetto and the third floor is occupied by Kathy Moschetto, who is the Moschetto's daughter. The applicant's wish to add a kitchen to the third floor to make it an independent apartment.

III. INTENDED RESULT (How does it resolve the issue/problem?)

To allow three units in the building instead of two units.

IV. FINANCIAL IMPACT

There are no known financial impacts to the City.

V. STAFF ANALYSIS & RECOMMENDATION

A public hearing was held by the Planning Board on June 13, 2000, at which time the Board voted unanimously (5-0 Krichels, Malone absent) to recommend that the property located at 2-4 Boody Street be rezoned from R-3 to R-5. The Planning Board also recommended that the back portions of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street be rezoned from R-3 to R-5. The Planning Report is included as Attachment A.

Attachments:

- A. Planning Board Report #30-00

I. INTRODUCTION

Marcus, Beatrice and Kathy Moschetto are requesting a zone change from R-3 to R-5 residential to allow a third unit in the apartment building that they own which is located at 2-4 Boody Street. The site is 30,100 sq. ft. and located in the R-3 zone.

At the May 23rd Planning Board workshop meeting, the Planning Board decided to advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5.

II. FINDINGS

Current Zoning:	R-3 Residential
Proposed Zoning:	R-5 Residential
Existing Use:	Two-Family
Proposed Use:	Three Family
Size of Site:	30,100 sq. ft.

III. PROPOSED ZONE CHANGE

The building is currently a two family home. The applicants recently purchased the property where they have rented for more than fifteen years. The first floor is currently a rental unit. The second floor is occupied by Marcus and Beatrice Moschetto and includes a bath, 2 bedrooms, pantry, kitchen, living room and dining room. The third floor includes 3 bedrooms, a bath and a large alcove. The third floor is occupied by Kathy Moschetto, who is the Moschetto's daughter. The applicant's wish to add a kitchen to the third floor and making it an independent apartment.

IV. DEVELOPMENT PLAN

The applicant is not proposing any changes to the exterior of the building or outside property. All changes will be internal.

V. ZONING POLICY ANALYSIS

The applicant is requesting this R-5 zone change to allow a third unit to a two-family home. The site abuts an existing R-5 zone. Existing uses in the area include a number of three family homes. Twin Knolls, a condo development, abuts the northerly side of the site. Westgate Shopping Center is located across the street.

At the May 23rd workshop meeting, the Planning Board decided to also advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5, so that the properties would not be split into two zones.

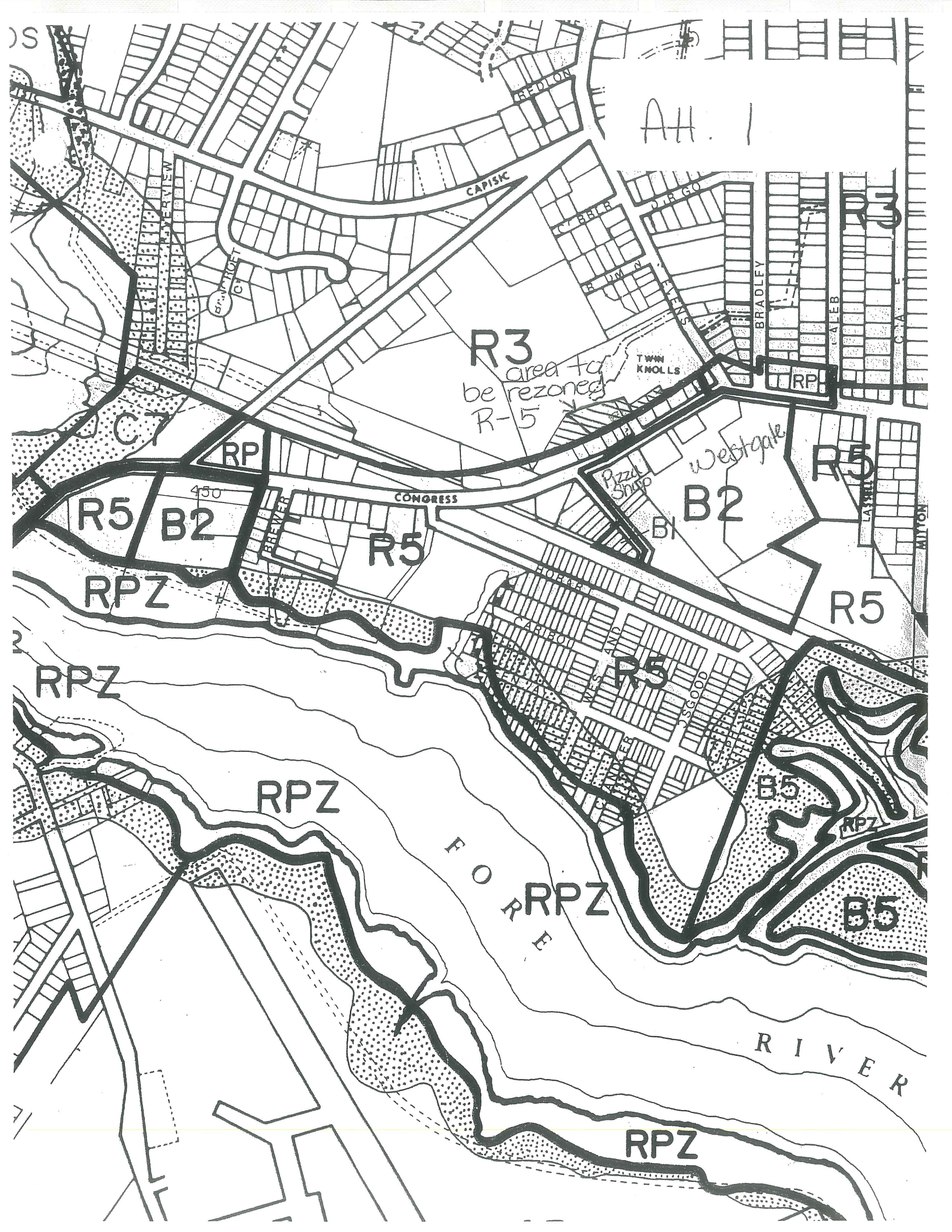
The purpose of the R-5 zone is to provide appropriate areas of the city for medium-density residential development characterized by single-family and low-intensity multifamily dwellings on individual lots.

III. PLANNING BOARD RECOMMENDATION

A public hearing was held by the Planning Board on June 13, 2000, at which time the Board voted unanimously (5-0 Krichels, Malone absent) to recommend that the property located at 2-4 Boody Street be rezoned from R-3 to R-5. The Planning Board also recommended that the back portions of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street be rezoned from R-3 to R-5.

Attachments:

1. Vicinity Map
2. Applicant's Submittal
3. Pictures of the Site
4. Letter from Neighbor





APPLICATION FOR ZONING AMENDMENT
 City of Portland, Maine
 Department of Planning and Urban Development
 Portland Planning Board

AH.2

1. Applicant Information:

MARCUS L MOSCHETTO
 BEATRICE P. MOSCHETTO
 Name (+ Kathy Moschetto)
 4 Boody ST
 Address
 PORTLAND ME 04102
 773-0438 Phone pager: 758-0066 Fax

2. Subject Property:

2-4 Boody ST
 Address
 PORTLAND ME 04102
 MAP 194C
 Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

MARCUS L MOSCHETTO
 BEATRICE P. MOSCHETTO
 Name
 4 Boody ST
 Address
 PORTLAND ME 04102
 773 0438
 Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

OWNER

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

2a

Describe the existing use of the subject property: See Attached

7. Current Zoning Designation(s): R3

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

See Attached

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from R3 to R5

B. Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for this application for a zoning amendment must be submitted, by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Public Hearing Notice as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

2b

	<u>1-25 Units</u>	<u>26-50 Units</u>	<u>51-75 Units</u>	<u>75 & Over</u>
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00	\$400.00	\$450.00	\$500.00
	0-15,000 sq. ft. or 0-5 acres (whichever is less)	15,000-30,000 sq. ft. or 6-10 acres (whichever is less)	30,000-45,000 sq. ft. or 10-15 acres (whichever is less)	45,000-60,000 sq. ft. or 15-20 acres (whichever is less)

- ✓ Legal Advertisements (one for workshop and one for public hearing) percent of total bill
- ✓ Notices (one for workshop and one for public hearing) 40 cents each
- Text Amendments \$300.00

_____ Amount of Fee

12. **Signature:** The above information is true and accurate to the best of my knowledge.

_____ Date of Filing

Ally Martin *Beatrice J. Michetto*
 _____ Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
 Portland, Maine

Effective: July 6, 1998

2c

6. EXISTING USE:

Two family home with 1st floor rented. Second floor has 1 bath, 2 bedrooms, pantry, kitchen, livingroom, diningroom. Third floor has 3 bedrooms, 1 bath, a large alcove with skylights. The second floor is occupied by myself (Marcus Moschetto) and my wife (Beatrice Moschetto). The third floor is occupied by my daughter, Kathy.

7. PROPOSED USE OF PROPERTY:

We have rented at this location for more than fifteen (15) years. We recently had the opportunity to purchase this residence and did so willingly, as we consider this our home. We would like to extend more independence to our daughter (Kathy) by adding a kitchen and making the third floor a full apartment. Now that we own the property, we hope to be afforded the opportunity to realize our long thought of plans. The changes will be all interior to the 3rd floor with no external changes to the building or outside property.

2d

0046050

BK14866PG059

WARRANTY DEED

**Joint Tenancy
Maine Statutory Short Form**

KNOW ALL PERSONS BY THESE PRESENTS, That

Catherine K. Chenery and Robert K. Chenery

of Dallas, County of Dallas, State of Texas,

for consideration paid, grant to Marcus L. Moschetto and Beatrice P. Moschetto

of Portland, County of Cumberland, State of Maine,

whose mailing address is 4 Boody Street, Portland, Maine 04101

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

MAINE REAL ESTATE TAX PAID

WITNESS our/my hand(s) and seal(s) this 14th day of June, 1999.

Signed, Sealed and Delivered in presence of:

Donohy Francis

Catherine K. Chenery
Catherine K. Chenery

Ronald Henderson

Robert K. Chenery
Robert K. Chenery

STATE OF TEXAS

June 14, 1999

COUNTY OF Dallas, TX

Then personally appeared the above named Catherine K. Chenery and Robert K. Chenery and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me, Mary Doman
Catherine K. Chenery
Robert K. Chenery

Notary Public
Printed Name: Mary Doman
My Commission Expires: 08/03/01



Ze

BK 14866PG060

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated on Boody Street, in the City of Portland, in the County of Cumberland and State of Maine, being the parcels of land conveyed by Daniel D. Chenery to Mary C. Boody, dated June 8, 1915, said deed being recorded in Cumberland County Registry of Deeds in Book 949, Page 259, and land devised to said Marcy C. Boody under the Will of said Daniel D. Chenery, late of Portland, Maine, deceased, October 26, 1926, whose Will was duly probated in the Cumberland County Probate Court at Portland, Maine, Docket Number 18443.

Excepting from the said parcels of land the parcel of land conveyed by Mary C. Boody to the Portland Water District by deed dated November 11, 1962, said deed being recorded in said Registry of Deeds in Book 2715, Page 292, and the parcel of land conveyed by Mary C. Boody to Central Maine Power Company by deed dated May 7, 1951, said deed being recorded in said Registry of Deeds in Book 2044, Page 43.

Reference may be had to the Plan of Land of the Mary C. Boody Estate made by H.I. & E.C. Jordan, Surveyors, a division of Edward C. Jordan Co., Inc., said Plan being dated August 8, 1976, and being recorded in said Registry of Deeds in Plan Book 122, Page 5.

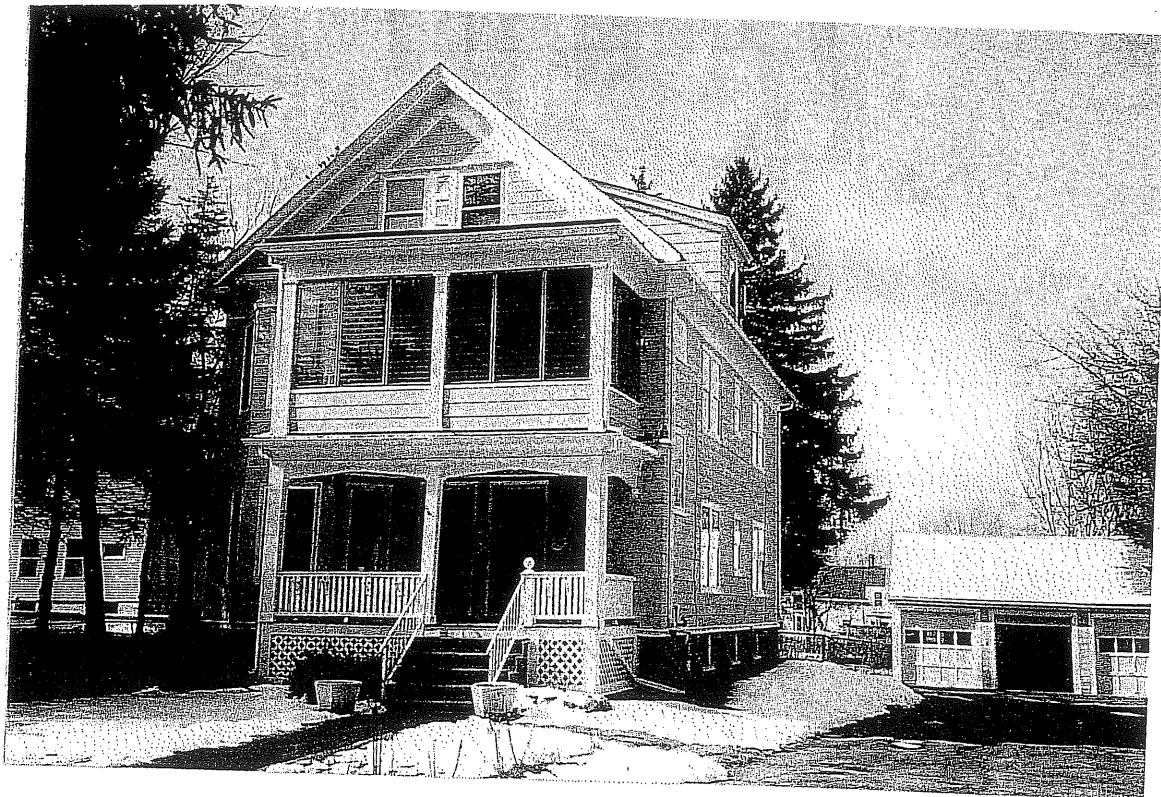
Excepting the parcel of land conveyed by Robert K. Cheney et al. to Custom Built Homes of Maine, Inc., dated September 8, 1987, recorded in the Cumberland County Registry of Deeds in Book 8020, Page 341.

Also conveying all our rights and interest in Boody Street which we may acquire.

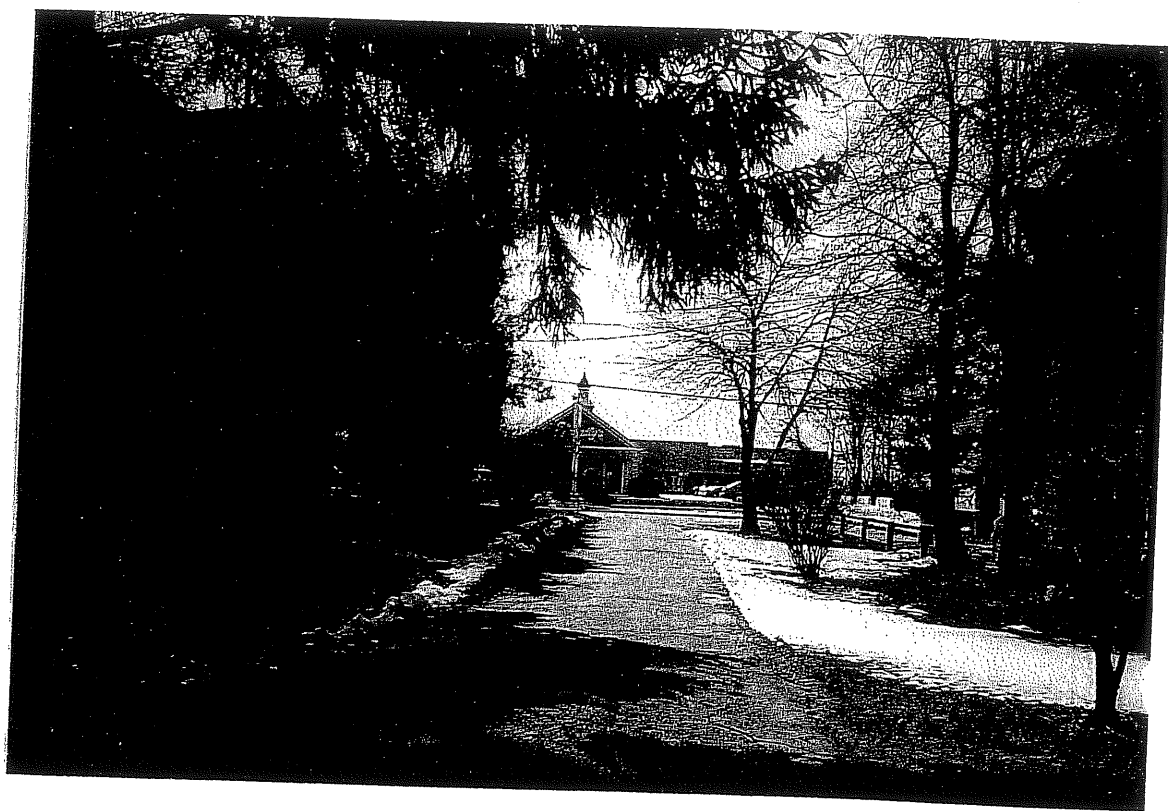
Being the same premises conveyed to Catherine K. Chenery and Robert K. Chenery by virtue of an Executor's Deed from Walter F. Murrall, Executor in the Estate of Marcy C. Boody dated December 29, 1978, recorded in the Cumberland County Registry of Deeds in Book 4369, Page 163.

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 JUN 29 PM 1:57
CUMBERLAND COUNTY
John B. Coe

AH
3



Boody Street Site

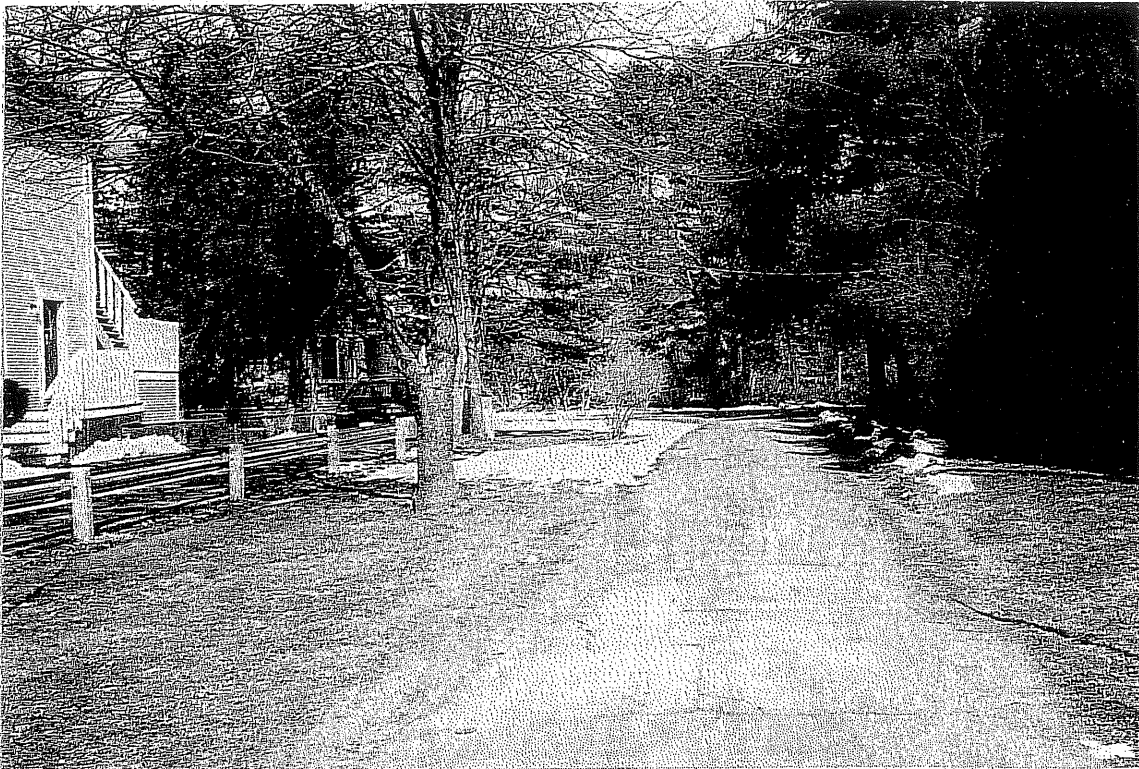


View of Boody Street to Congress Street from Site

3a



Rear of Boody Street property looking towards Congress Street



View of Boody Street from Congress Street

3b



View of Congress Street in Vicinity of Boody Street

AH. 4

From: "Johns, David A" <DAJohns@unum.com>
To: 'Kandi Talbot' <KCOTE@ci.portland.me.us>
Date: Tue, May 23, 2000 9:15 AM
Subject: RE: Boody Street Zone Change

Kandi,
Thanks for your quick response. I now understand what is being proposed and have no issues with the Moschetto's request.

David Johns

-----Original Message-----

From: Kandi Talbot [mailto:KCOTE@ci.portland.me.us]
Sent: Tuesday, May 23, 2000 9:05 AM
To: DAJohns@unum.com
Subject: Re: Boody Street Zone Change

David A. Johns,

The Boody Street property is located right at the end of Boody Street and abuts Twin Knolls property.

However, let me clarify something for you. A new home will not be built from the result of this zone change. The proposal is to take a 3 story two unit apartment building (currently 1 apartment on the first floor, and 1 apartment on the second and third floor). What they would like to do is split the second apartment up into two apartments, one on the second floor and one on the third floor. It would then be a three unit building.

I will mail you out a copy of the memo that is going to the Planning Board. If you have any questions, please let me know.

Kandi Talbot
Planner

>>> "Johns, David A" <DAJohns@unum.com> 05/23 8:38 AM >>>

Attention:
Joseph E. Gray, Jr
Director of Planning and Urban Development

Alexander Jaegerman
Chief Planner

I am writing you to request more information on the planning board's 5/23/2000 meeting with Marcus, Beatrice and Kathy Moschetto to re-zone an area of Boody Street in Portland. I am unable to attend this meeting and would like to know the location of the proposed third home in respect to our Condominium development. My residence, Twin Knoll Condominiums on Stevens Avenue, borders the Boody Street property and extends perpendicular along the end of Boody. Land surveys conducted in the 1990's have indicated the Twin Knolls property line extends quite a distance south and east of Twin Knolls lane, close to the end of Boody street. I am not sure if the Moschetos are aware how far the Twin Knolls property line extends as a result of a mid-1980s land purchase and I am interested in seeing where the proposed home would be built.

Could you mail or fax me a copy of the proposed location for this new residence? Also, earlier this year part of the land at Twin Knolls was sold to a developer for additional development at our location. Has he been made aware of this proposed zoning change?

Thank you,

David Johns
10 Twin Knolls Lane
Portland, ME 04102

(work) 575-1118 (fax) 575-1302 (home) 774-1208

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: May 23, 2000

SUBJECT: 2-4 Boody Street, Request for R-3 to R-5 Zone

Introduction

Marcus, Beatrice and Kathy Moschetto are requesting a zone change from R-3 to R-5 residential to allow a third unit in the apartment building that they own which is located at 2-4 Boody Street. The site is 30,100 sq. ft. and located in the R-3 zone.

The building is currently a two family home. The applicants recently purchased the property where they have rented for more than fifteen years. The first floor is currently a rental unit. The second floor is occupied by Marcus and Beatrice Moschetto and includes a bath, 2 bedrooms, pantry, kitchen, living room and dining room. The third floor includes 3 bedrooms, a bath and a large alcove. The third floor is occupied by Kathy Moschetto, who is the Moschetto's daughter. The applicant's wish to add a kitchen to the third floor and making it an independent apartment.

Development Plan

The applicant is not proposing any changes to the exterior of the building or outside property. All changes will be internal.

Policy Considerations

The applicant is requesting this R-5 zone change to allow a third unit to a two-family home. The site abuts an existing R-5 zone. Existing uses in the area include a number of three family and single family units. Twin Knolls, a condo development, abuts the northerly side of the site. Westgate Shopping Center is located across the street.

Attachments

1. Vicinity Map
2. Applicant's Submittal
3. Pictures of Site

multi-family w/ exception of one single-family advertise lot #32 opposite side of Boody Street

ZONE CHANGE REQUEST

R-3 RESIDENTIAL ZONE TO R-5 RESIDENTIAL ZONE

2 - 4 BOODY STREET

Submitted to:

Portland Planning Board
Portland, Maine

June 13, 2000

I. INTRODUCTION

Marcus, Beatrice and Kathy Moschetto are requesting a zone change from R-3 to R-5 residential to allow a third unit in the apartment building that they own which is located at 2-4 Boody Street. The site is 30,100 sq. ft. and located in the R-3 zone.

At the May 23rd workshop meeting, the Planning Board decided to advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5.

272 notices were sent to area property owners. Two notices of the Public Hearing appeared in the Portland Press Herald. The notice was posted in the City Clerk's office fourteen days prior to the public hearing.

II. FINDINGS

Current Zoning:	R-3 Residential
Proposed Zoning:	R-5 Residential
Existing Use:	Two-Family
Proposed Use:	Three Family
Size of Site:	30,100 sq. ft.

III. PROPOSED ZONE CHANGE

The building is currently a two family home. The applicants recently purchased the property where they have rented for more than fifteen years. The first floor is currently a rental unit. The second floor is occupied by Marcus and Beatrice Moschetto and includes a bath, 2 bedrooms, pantry, kitchen, living room and dining room. The third floor includes 3 bedrooms, a bath and a large alcove. The third floor is occupied by Kathy Moschetto, who is the Moschetto's daughter. The applicant's wish to add a kitchen to the third floor and making it an independent apartment.

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At the May 23rd workshop meeting, the Planning Board decided to also advertise the back portion of the properties located at 1405-1415 Congress Street and 1443-1461 Congress Street for rezoning from R-3 to R-5.

The purpose of the R-5 zone is to provide appropriate areas of the city for medium-density residential development characterized by single-family and low-intensity multifamily dwellings on individual lots.

III. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the Moschetto's, the policies of the R-5 Residential Zone, Comprehensive Plan, the information provided in Planning Board Report #25-00, and/or other findings as follows:

- i. The Board finds that the proposed R-5 Rezoning [is or is not] consistent with the policies of the R-5 Residential Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the proposed R-5 rezoning at 2-4 Boody Street, 1405-1415 Congress Street and 1443-1461 Congress Street.

Attachments:

1. Vicinity Map
2. Applicant's Submittal
3. Pictures of the Site
4. Letter from Neighbor

From: "Johns, David A" <DAJohns@unum.com>
To: 'Kandi Talbot' <KCOTE@ci.portland.me.us>
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Planner

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Thank you,

David Johns
10 Twin Knolls Lane
Portland, ME 04102

(work) 575-1118
(fax) 575-1302
(home) 774-1208



Boody Street Site



View of Boody Street to Congress Street from Site

3a



Rear of Boody Street property looking towards Congress Street



View of Boody Street from Congress Street

3b



View of Congress Street in Vicinity of Boody Street

© DELUXE WALLET OR DUPLICATE

BEATRICE P. MOSCHETTO
MARCUS L. MOSCHETTO
4 BOODY ST. PH. 773-0438
PORTLAND, ME 04102

52-7445/2112
020344511

3605

PAY TO THE
ORDER OF

City of Portland Maine
Three Hundred Fifty and 00/100

\$ 350⁰⁰/₁₀₀

DOLLARS

 Security Features
Includes on back.



3

MEMO

020344511 0203 44511 3605

Marcus Moschetto

MP

SAFETY PAPER

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project _____

I.d. Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4

19A-C-034001

4-4 Boody street, Portland, ME

Gregory Mezoian

168 Saco Avenue, DOB, ME 04064

PLAN REFERENCE:

1. PLAN SHOWING A PARTIAL STANDARD BOUNDARY SURVEY MADE FOR CATHERINE CHENERY 10-31-98 BY DANIEL J. DALFONSO LAND SURVEYOR
2. TWIN KNOLLS CONDOMINIUM SUBDIVISION/GRADING PLAN DATED JANUARY 12, 1988 BY DUFRESNE HENRY INC.
3. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR MARY C. BOODY ESTATE BY H. I. & E. C. JORDAN - SURVEYORS DATED 08-09-76

NOTES:

1. TOTAL AREA INCLUDING BOODY STREET: 0.69 ACRES OR 30,218 SQ. FT. ±
2. AREA WEST SIDE BOODY STREET (PAPER ST.): 0.50 ACRES OR 21,691 SQ. FT.
3. ZONE: R-5 RESIDENTIAL
SPACE AND BULK REQUIREMENTS:
MINIMUM STREET FRONTAGE 50'
FRONT YARD 20'
REAR YARD (PRINCIPAL) 20'
(ACCESSORY) 5'
SIDEYARD 1 1/2 STORY 8'
2 1/2 STORY 14'
6000 SQ. FT. PER DWELLING UNIT FOR MULTIPLEX
LOT WIDTH: 60'
90' (MULTIPLEX)
MAXIMUM LOT COVERAGE: 40%
4. LOCUS PARCEL: TAX MAP 194-C-34
5. LOCUS DEED REFERENCE: BOOK 4369 PAGE 163
N/F CATHERINE & ROBERT CHENERY
6. THIS PLAN IS THE RESULT OF A PARTIAL STANDARD BOUNDARY SURVEY MADE FOR CATHERINE CHENERY (PLAN # 1) COMBINED WITH THE INFORMATION SHOWN ON TWIN KNOLLS SUBDIVISION (PLAN # 2) AS RESURVEYED AND VERIFIED BY DANIEL J. DALFONSO LAND SURVEYOR 7-25-00 FOR LYDON CONSTRUCTION.

N/F
TWIN KNOLLS CONDOMINIUM
BK. 8896 PG. 148

IRON PIPE

575°-36'-50"E
294.10'

8'±
1 1/2 STORY WOOD FRAME

GARAGE

BITUMINUS

2 1/2 STORY WOOD FRAME

0.69 ACRES
30,218 SQ. FT. ±

(166.47 DEED)
166.30 MEAS.

N/F
CONROY PROPERTIES

N 22°-15'-15"W
152.79'

48'±

50'±

FOUND 1" IRON PIPE

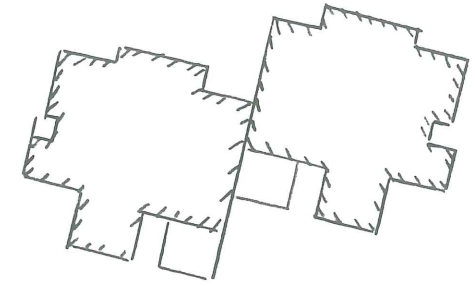
N 87°-02'-00"W

SET IRON ROD W/ CAP #1172

N/F
MANSVAY KHOMM

N/F
PAUL C. & CARLENE O. CXR.

N/F
AMES - IRELAND PARTNER SHIP
BY 13487 PG. 324



FOUND IRON ROD W/ CAP

586°-04'-00"W

FOUND 3/4" IRON PIPE

N/F
ANNA M. & EDMUND MUSTEIKIS
BK. 9932 PG. 313

STREET

BOODY STREET

91.18'

N 02°-26'-00"W

SET IRON ROD W/ CAP #1172

46.20'

586°-22'-30"W

FOUND 1" IRON PIPE

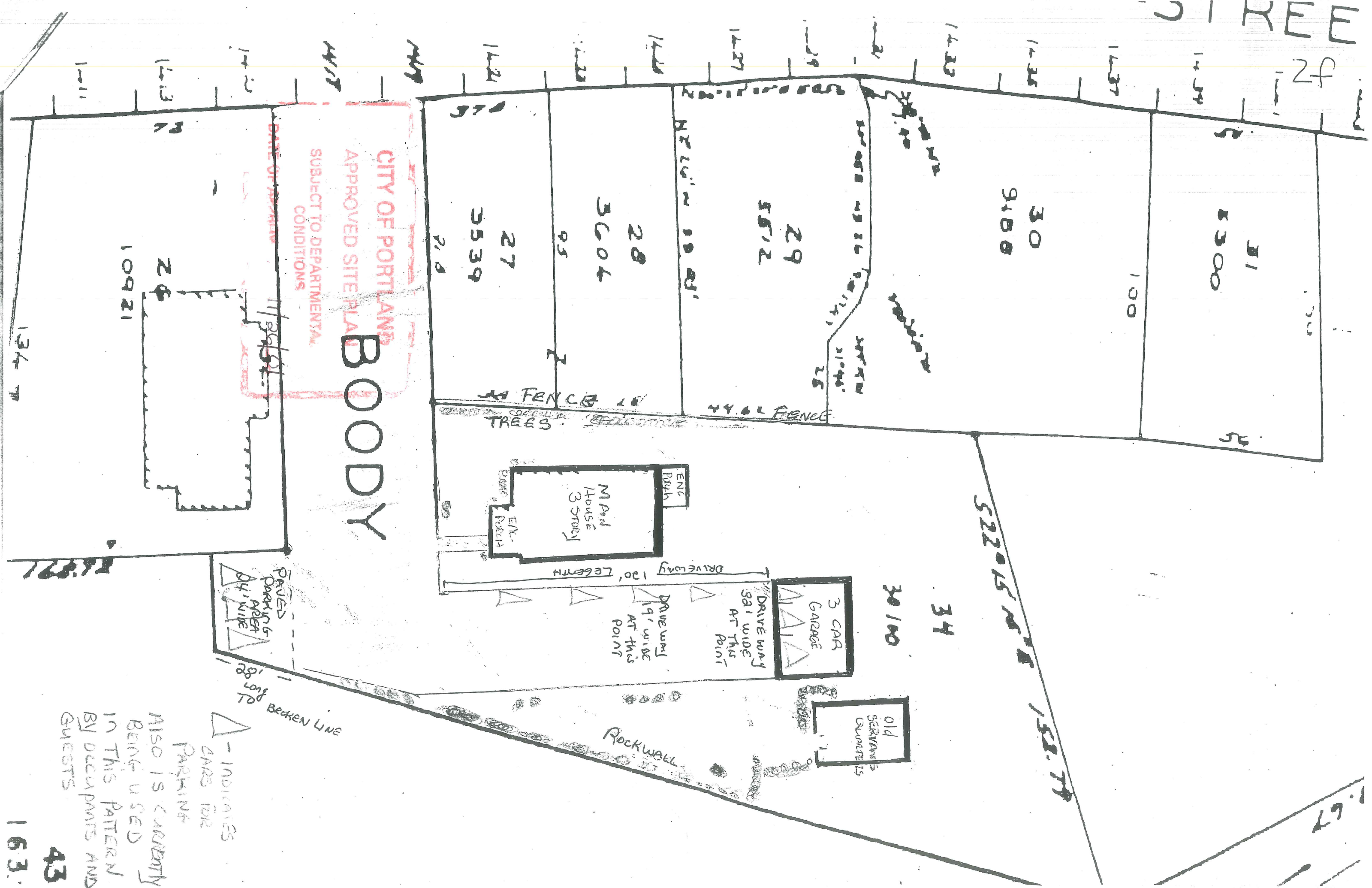
CONGRESS STREET

STREET

Daniel J. Dalfonso

BOUNDARY SURVEY PLAN MADE FOR MARCUS MOSCHETTO 4 BOODY STREET PORTLAND, MAINE		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY
DATE: 11-18-01		REVISED
BY: DANIEL J. DALFONSO LLC LAND SURVEYOR 87A OCEAN STREET SO. PORTLAND, MAINE 04106		PHONE: 799-0398
		DRAWING NUMBER 581-A

FREE 2f



CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS

BOODY

DATE OF REVISION

PAVED
 PARKING
 AREA
 44' WIDE

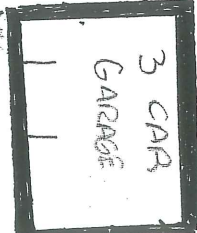
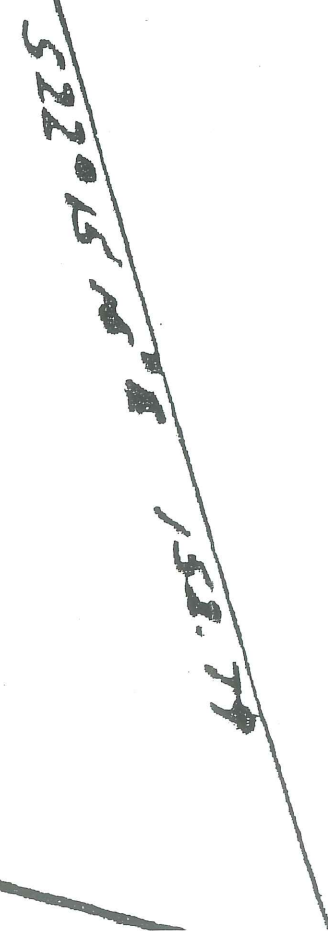
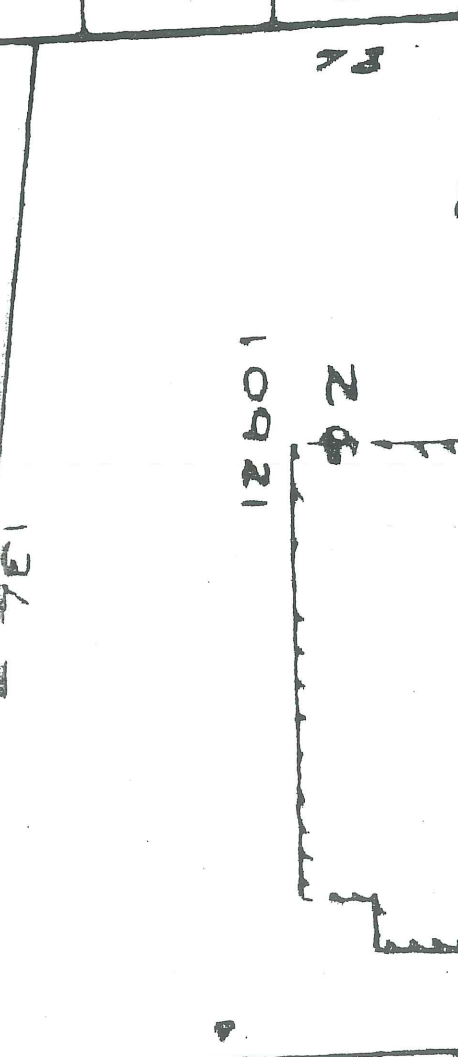
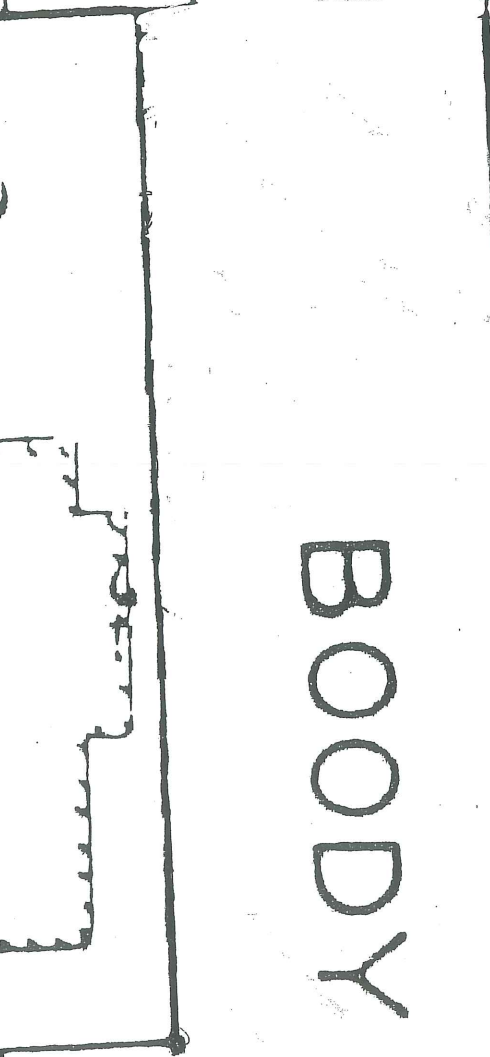
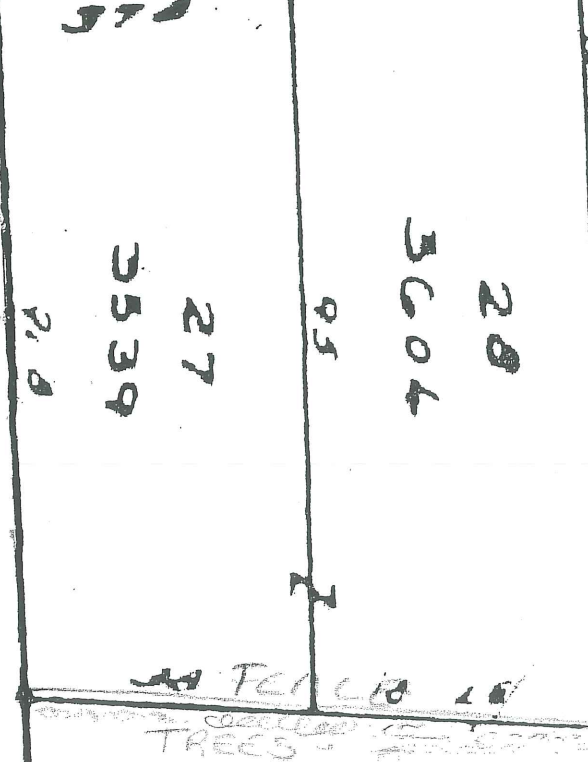
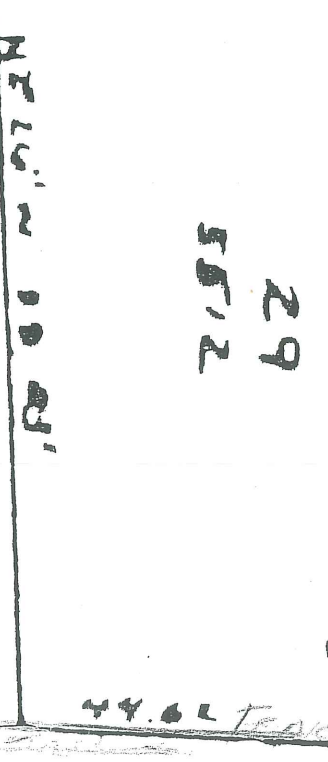
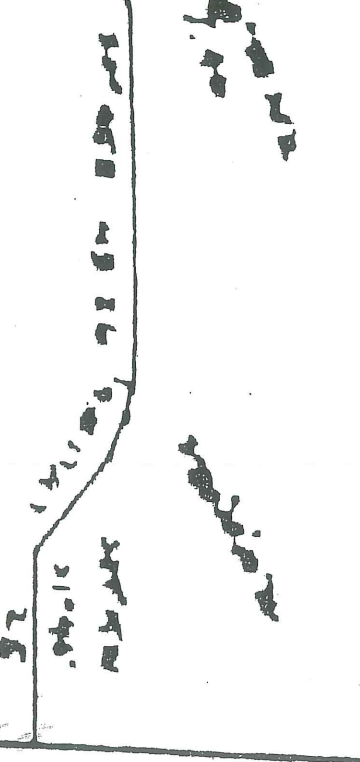
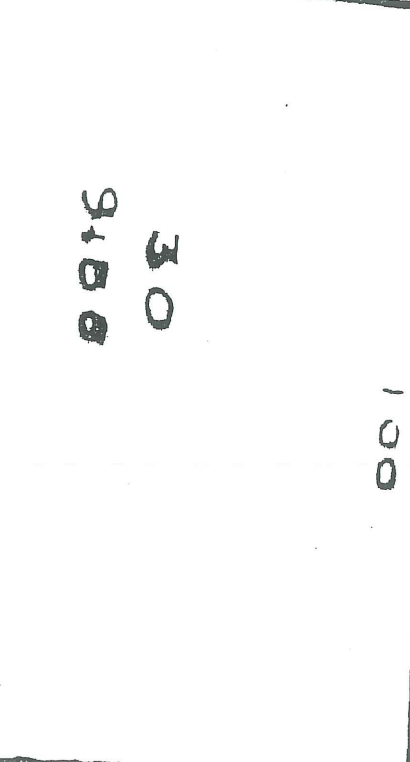
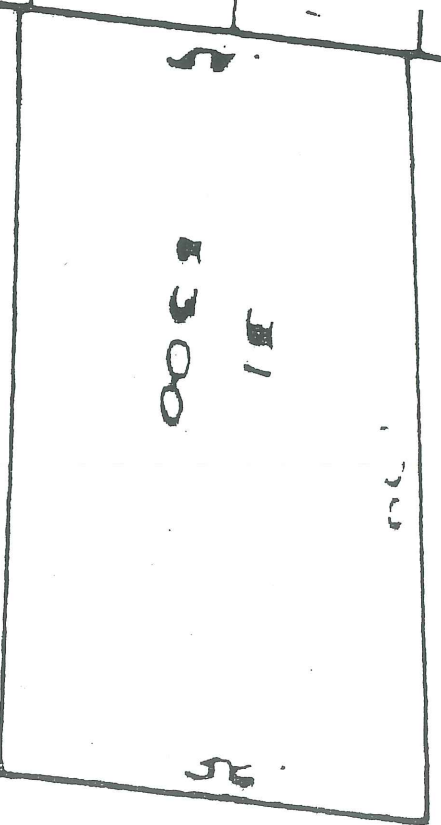
28'
 LONG
 TO
 BECKEN LINE

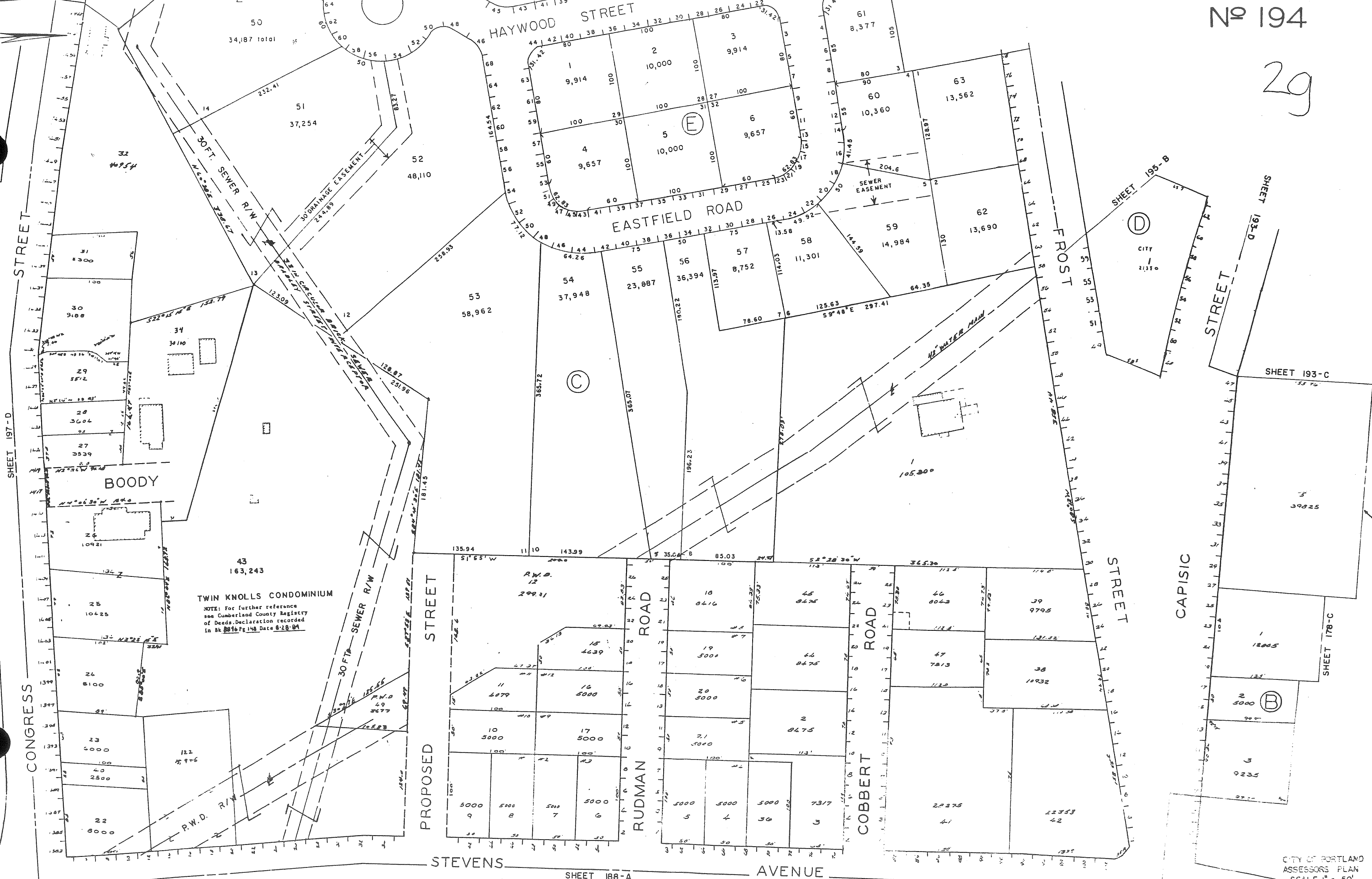
△ - INDICATES
 CARS FOR
 PARKING

ALSO IS CURRENTLY
 BEING USED
 IN THIS PATTERN
 BY OCCUPANTS AND
 GUESTS

163
 43

TREE
2f





TWIN KNOLLS CONDOMINIUM
 NOTE: For further reference
 see Cumberland County Registry
 of Deeds, Declaration recorded
 in Bk 8816 Pg 148 Date 8-28-84

UNITEE

2f

31
5300

100

30
9188

29
5512

28
3604

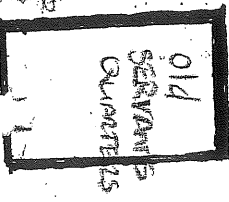
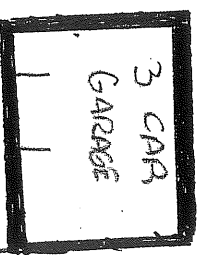
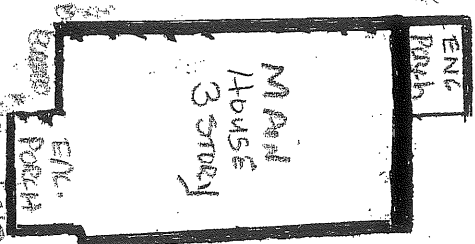
27
3539

2.8

NE 1/4 33 34'

ALL TREES TO BE

44.62 FEAK



30/100

34

522.15' 152.79'

BOODY

10921

26

134

1.67



TWIN KNOLLS CONDOMINIUM
 NOTE: For further reference
 see Cumberland County Registry
 of Deeds, Declaration recorded
 in bk 2016 Pg 148 Date 8-28-04