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OCT 28 2013

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Dept. of Building Inspections
City of Portland Maine

Applicant Information:

Jeanne Millington
NAME

BUSINESS NAME

21 Haskell St Portland Me
ADDRESS

(207) 272-4394
TELEPHONE #

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

R3
CURRENT ZONING DESIGNATION

EXISTING USE OF PROPERTY:

Single Family

Subject Property Information

21 Haskell St Portland
PROPERTY ADDRESS

339-F-12 339-G27 to 30
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (if different)

Same
NAME
Same
ADDRESS

CONDITIONAL USE AUTHORIZED BY

SECTION 14 - 88(a)(2)

TYPE OF CONDITIONAL USE

PROPOSED:
In-law/ Studio apartment
change of use

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.

Jeanne Millington
SIGNATURE OF APPLICANT

10-28-2013
DATE

October 28, 2013

Department of Planning & Urban Development
Zoning Board of Appeals
389 Congress Street, Room 315
Portland, Maine 04101

RE: Conditional Use Appeal for 21 Haskell St, Portland, Maine 04103

Dear Zoning Board of Appeals:

Please find enclosed application for a Residential Conditional Use located on the second floor of the garage located at 21 Haskell St. I am the current owner of this property and am requesting to alter the space above my garage to accommodate an in-law/efficiency apartment. Enclosed, please find your review all of the supporting documentation required to satisfy this Conditional Use application.

This request satisfies the city requirements for such an accommodation as follows:

- The accessory unit shall occupy less than 30% of the total gross floor area of the principle building. Following are the dimensions of the structure:

Primary Residence square footage:

Main floor dimensions	26 x 34 = 884 sq ft
Mud Room dimension	11 x 12 = 132 sq ft
Second floor dimension	22 x 34 = 748 sq ft
First floor garage	26 x 26 = 676 sq ft
Second floor garage	<u>26 x 17.5 = 455 sq ft</u>

Total Square Feet 2,895 sq ft

Proposed In-law apartment	484 sq ft
Percentage of In-law (484/2895)	16.7%

- There will be separate interior access to the proposed unit.
- This accommodation will not alter the appearance of a single-family home. I am not requesting any exterior alterations to the home to accommodate this unit.
- The property lot size is .3482 acres or 15,168 square feet. Easily meeting the minimum requirement of 6,500.
- This accommodation does not and will not reduce the current square footage of the primary living space of the home.
- The property currently allows for separate parking for this unit as accommodated by the paved driveway that extends on the side of the garage.
- I will continue to be residing in the primary residence on the property.
- STANDARDS:
 1. *There are unique or distinctive characteristics or effects associated with the proposed conditional use;*
Creation of this In-Law apartment will not change the appearance or use of the property. The outward appearance will not be changed in any way and the property will only be use as a residence.

2. *The will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;*

Since this will still be a residence, the In-Law suite will only accommodate one additional person on the property resulting in a total of 3 primary residents for the 2,248 sq ft of living. Separate parking is accommodated on the property so no infringement will be made on any of the neighbors or the surrounding area. There will be no business conducted on the property and nothing new will be added other than an additional person residing at the address.

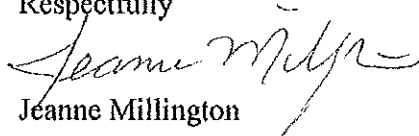
3. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

There will be no impact since this will remain a residence which is what the current located is zoned as. There will be no business or other uses introduced by adding this In-Law unit.

I have recently become divorced and now have sole financial responsibility for this property. This has caused a financial hardship for me. I am requesting the approval of this request so that I can continue to afford to maintain my home and be in good standing with the City of Portland and my neighbors.

I appreciate your time, attention and careful consideration of this application. Please feel free to contact me with any questions at 207-272-4394 or jmillington1004@gmail.com

Respectfully

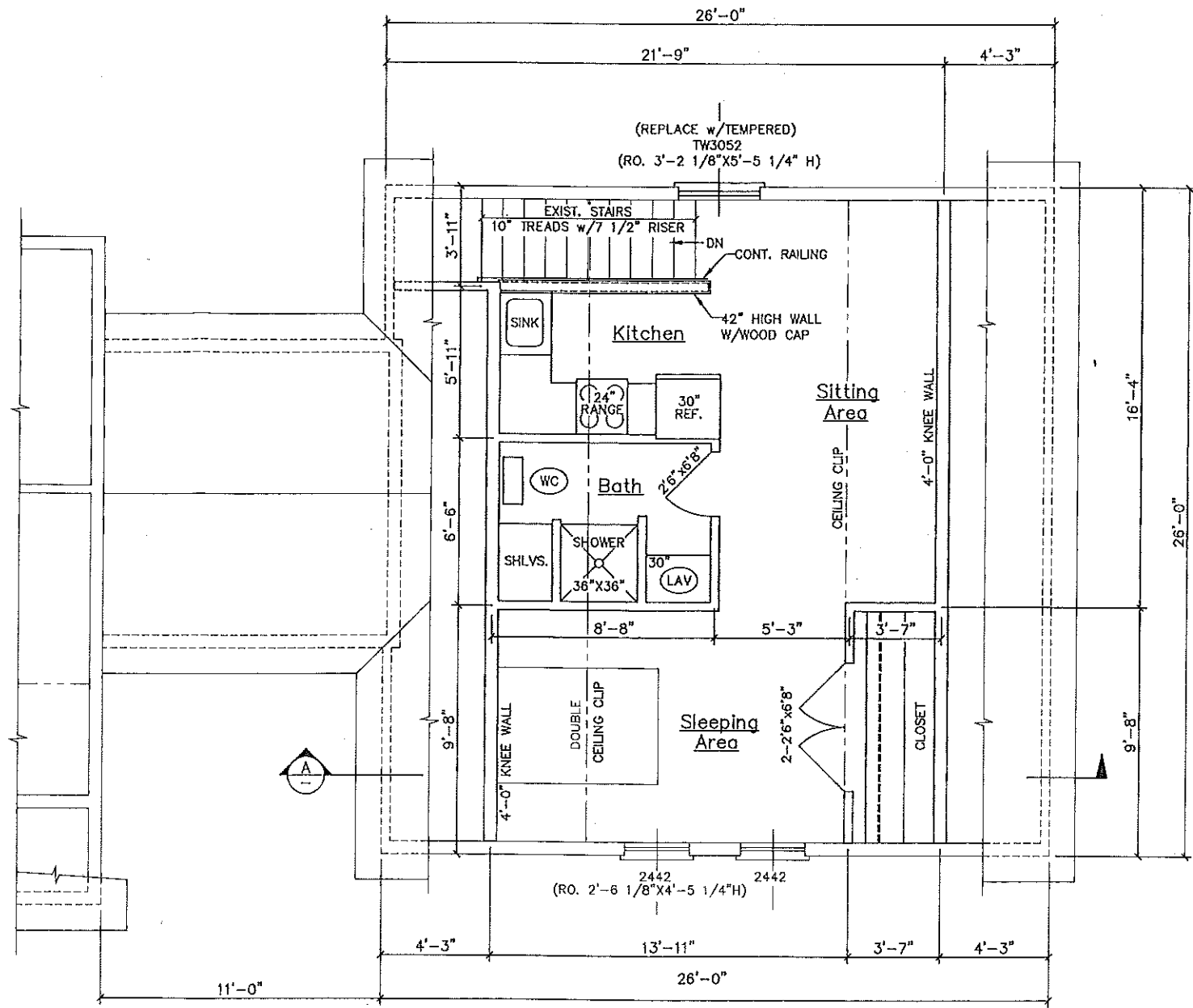

Jeanne Millington

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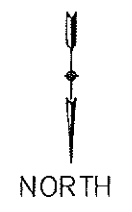
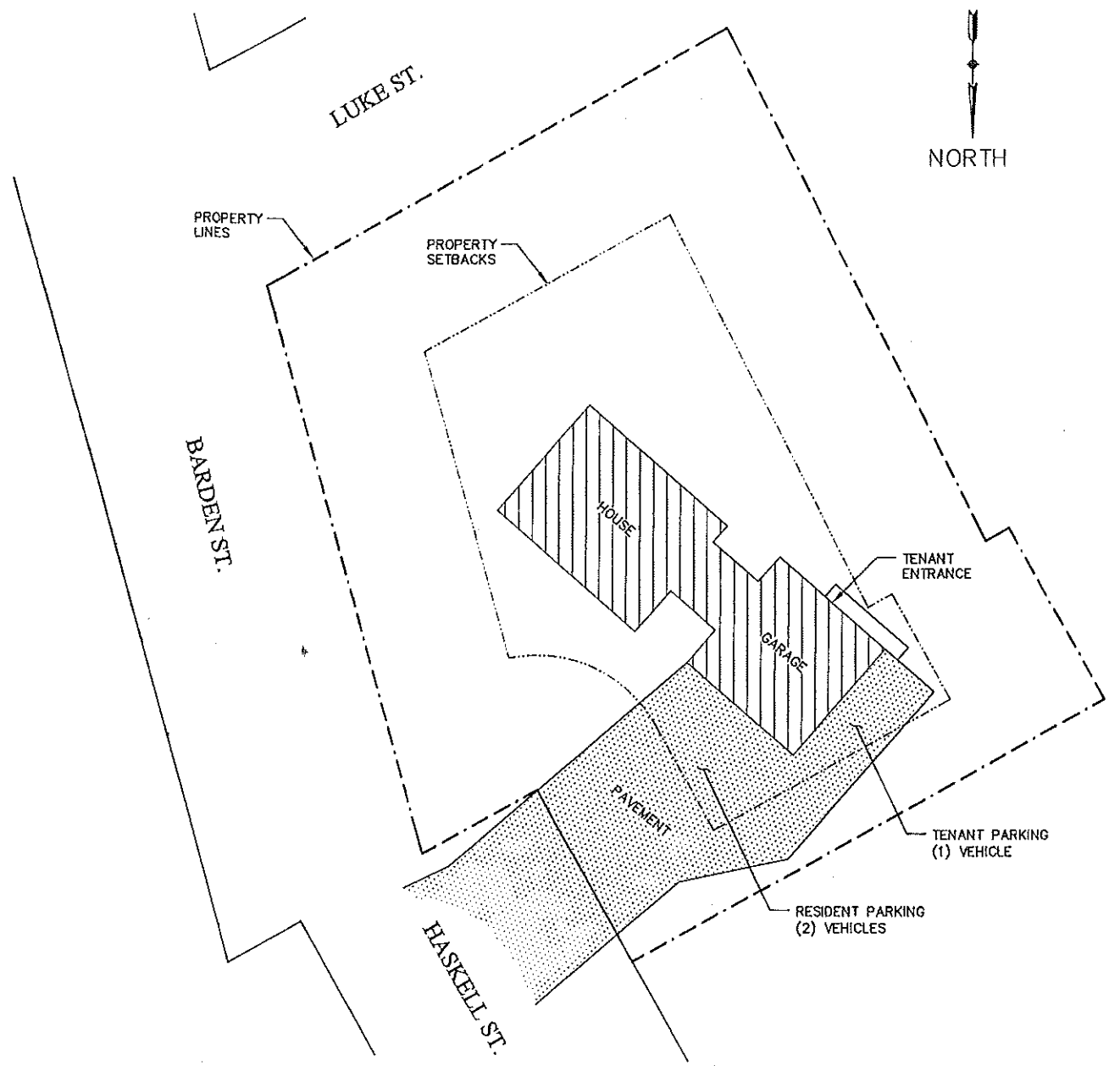
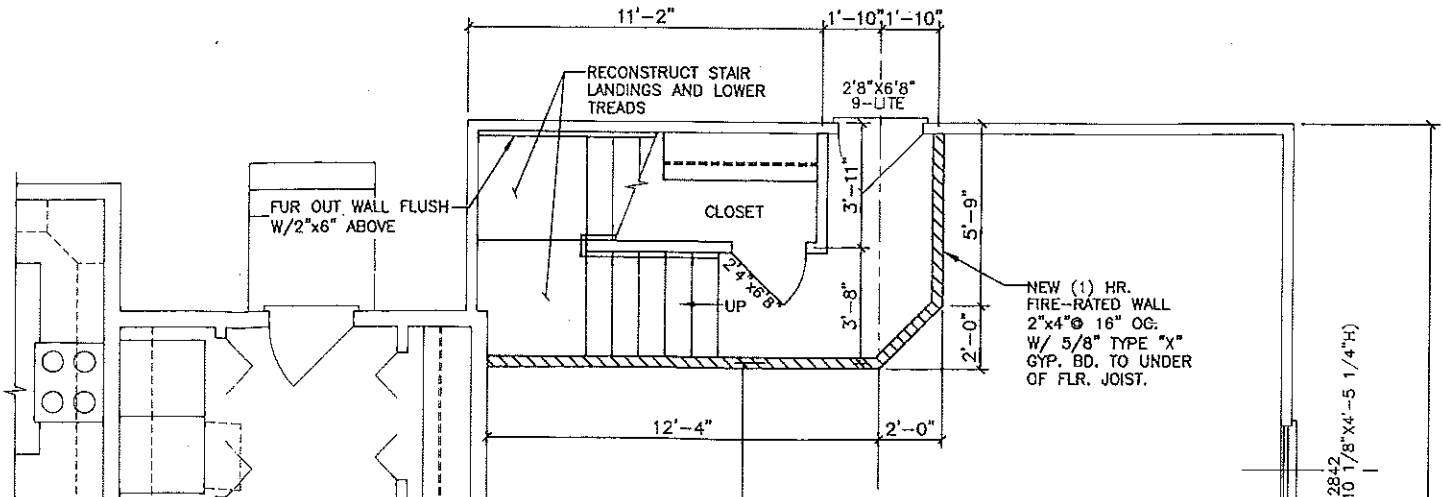
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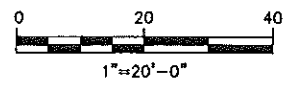
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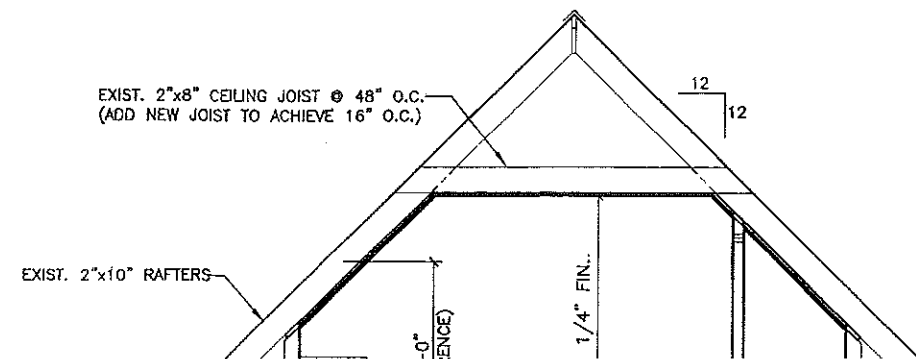
FLOOR PLAN—SECOND FLOOR
(484 FINISHED SQ. FT.)



SITE LAYOUT PLAN

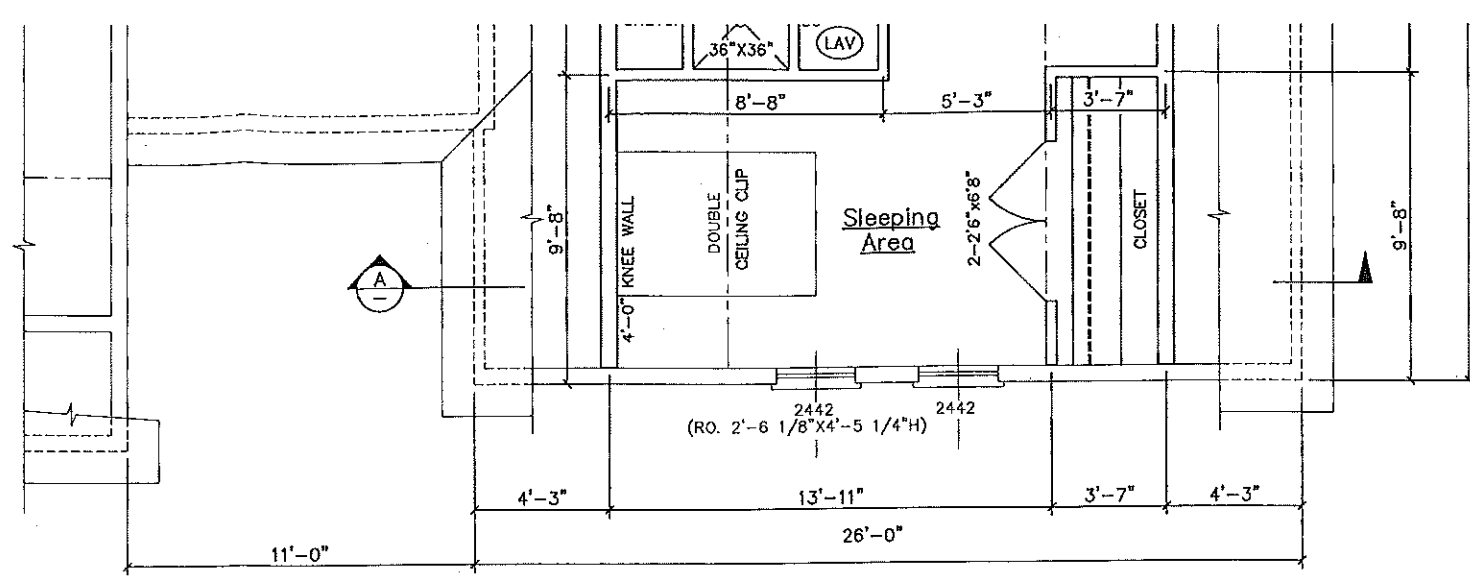


TOTAL FINISHED EXISTING HOUSE SQUARE FOOTAGE = 1818 SQ. FT.
PROPOSED TOTAL FINISHED GARAGE SQUARE FOOTAGE = 597 SQ. FT.
(HOUSE SQ. FT.) 1818 SQ. FT. x .30 = 545.4 SQ. FT.
(GARAGE) 597.0 SQ. FT. > (30% OF HOUSE) 545.4 SQ. FT.

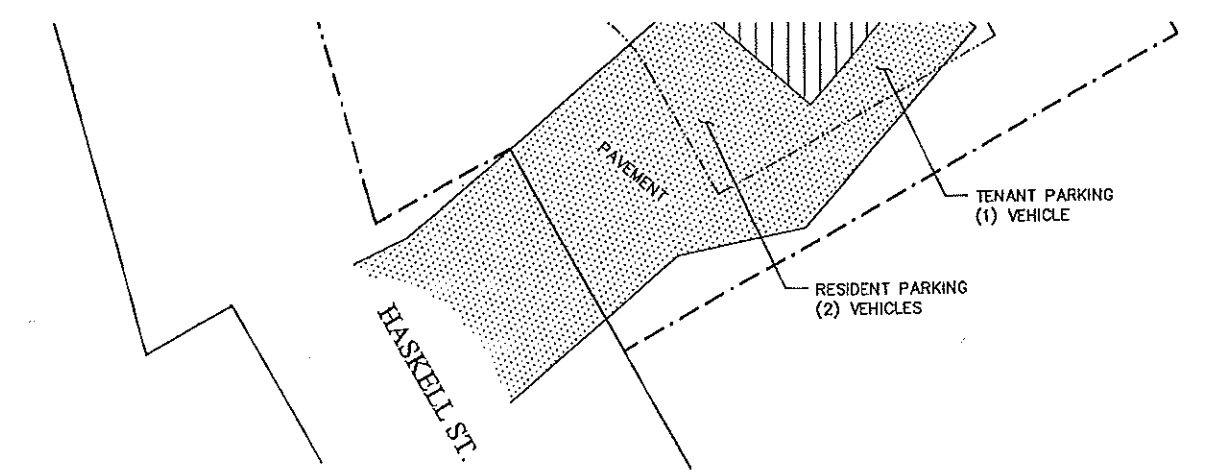


- STANDARD MATERIAL LIST (UNLESS OTHERWISE NOTED)
- WALLS—
INSULATION: SEE INSULATION
VAPOR BARRIER: 6 MIL. POLY
INTERIOR FINISH: 1/2" GYPSUM BOARD
INSULATION (GARAGE): 5/8" TYPE "X" GYPSUM BOARD PER VAPOR BARRIER: SEE INSULATION
- CEILINGS—
STRAPPING: 1"x3" @ 16" OC.
INTERIOR FINISH: 1/2" GYPSUM BOARD
INTERIOR FINISH (GARAGE): 5/8" TYPE "X" GYPSUM BOARD PER VAPOR BARRIER: 6 MIL. POLY (EXTERIOR EXPOSURE ONLY)
INSULATION: SEE INSULATION

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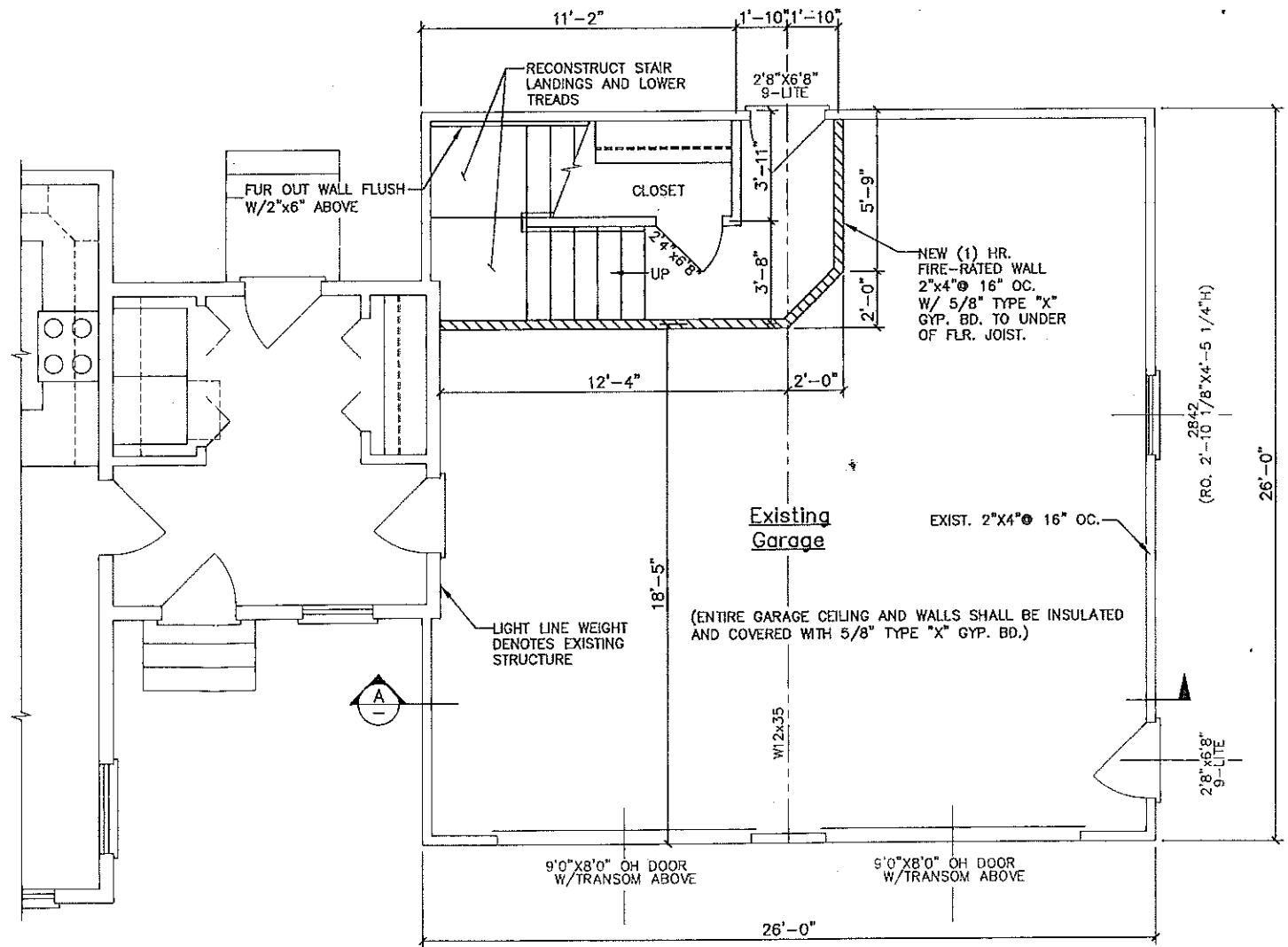


FLOOR PLAN—SECOND FLOOR
(484 FINISHED SQ. FT.)



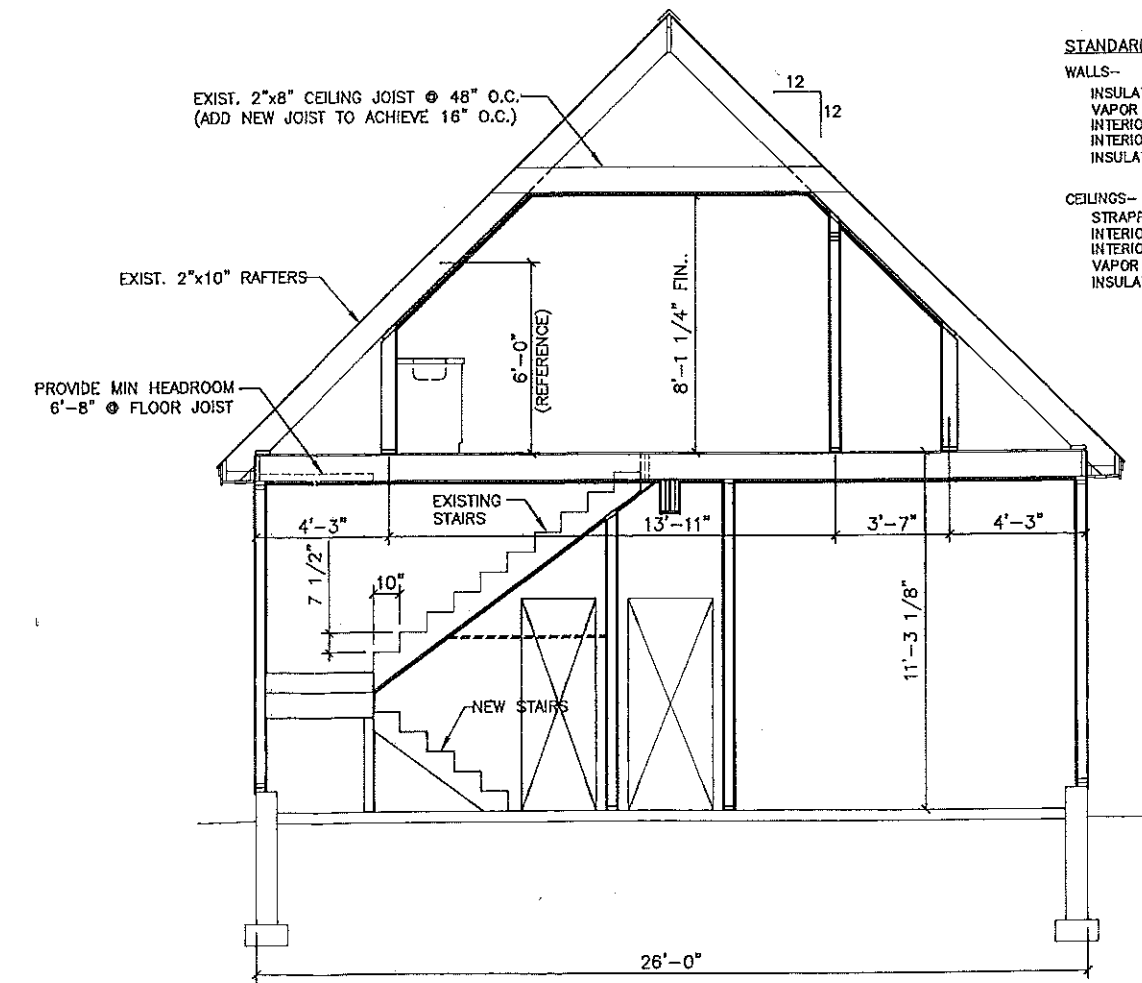
SITE LAYOUT PLAN

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(GARAGE) 597.0 SQ. FT. > (30% OF HOUSE) 545.4 SQ. FT.



FLOOR PLAN—FIRST FLOOR
(113 FINISHED SQ. FT.)

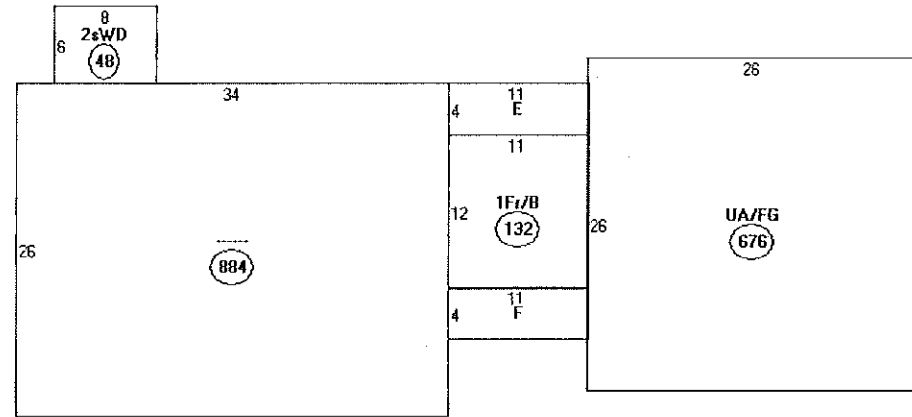
484 FINISHED SQ. FT. — SECOND FLOOR
113 FINISHED SQ. FT. — FIRST FLOOR
597 FINISHED SQ. FT. — TOTAL



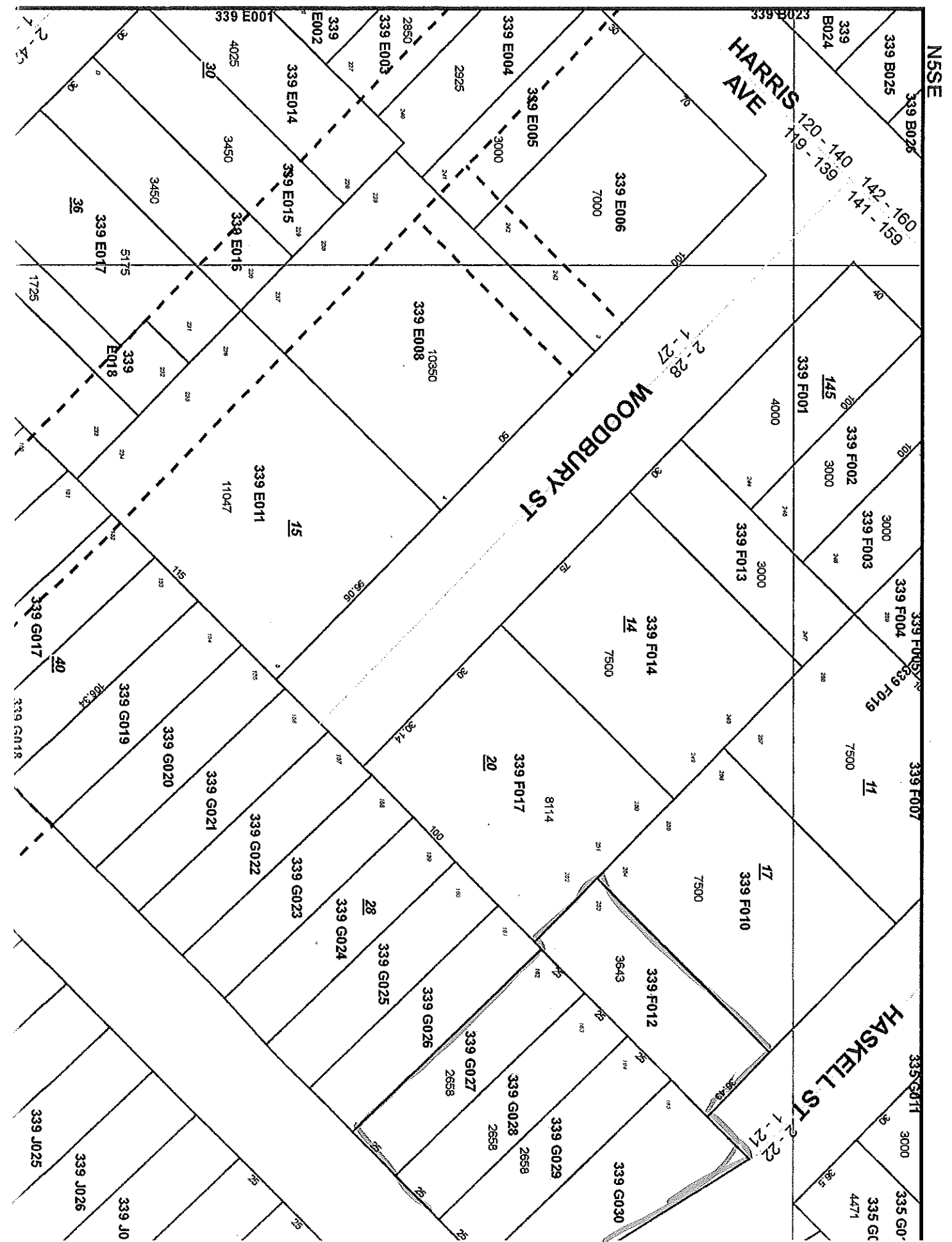
SECTION @ GARAGE
SCALE: 1/4"=1'-0"

- STANDARD MATERIAL LIST (UNLESS OTHERWISE NOTED)**
- WALLS—**
INSULATION: SEE INSULATION
VAPOR BARRIER: 6 MIL. POLY
INTERIOR FINISH: 1/2" GYPSUM BOARD
INTERIOR FINISH (GARAGE): 5/8" TYPE "X" GYPSUM BOARD
INSULATION (GARAGE): SEE INSULATION
- CEILINGS—**
STRAPPING: 1"x3" @ 16" OC.
INTERIOR FINISH: 1/2" GYPSUM BOARD
INTERIOR FINISH (GARAGE): 5/8" TYPE "X" GYPSUM BOARD
VAPOR BARRIER: 6 MIL. POLY (Ø EXTERIOR EXPOSURE ONLY)
INSULATION: SEE INSULATION

GARAG PROPOSED IN-LAW
MORIN DRAFTING GORH.
MILLINGTON-R 21 HASKELL ST., POB
PLAN
DRAWN: J. MORIN
SCALE: 1/4"=1'-0"
DATE: 10-28-2013
PLAN NO:



Descriptor/Area
A: 884 sqft
B: 1Fr/B
132 sqft
C: UA/FG
676 sqft
D: 2sWD
48 sqft
E: WD
44 sqft
F: WD
44 sqft



335 G011 3000
335 G012 4.71

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BK 16609 PG 251

STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

PAUL MILLINGTON and JEANNE MILLINGTON, whose mailing address is 14 Inverness Street, Portland, Maine 04103, as JOINT TENANTS

A certain lot or parcel of land with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot 253 as shown on plan of Harris Farms, made by E.C. Jordan & Co., Civil Engineers, dated June 5, 1919, recorded at the Cumberland County Registry of Deeds in Plan Book 14, Page 19.

Being a portion of the premises conveyed to the Grantor herein by deed of George E. Christy dated July 10, 2001 and recorded at the Cumberland County Registry of Deeds in Book 16517, Page 104.

Also conveying certain lots or parcels of land with any improvements thereon situated in the City of Portland, County of Cumberland and State of Maine, and being Lots 162, 163, 164 and 165 as shown on Plan of Lenoxdale made by John Tilton McClintock, dated May 1906, recorded at said Registry of Deeds in Plan Book 11, Page 15.

Being the same premises described as Parcel 5 in a deed from Isabelle N. Dodge, et al. to Grantor herein dated July 6, 2001 and recorded at the Cumberland County Registry of Deeds in Book 16500, Page 158.

Parcels 162 through 165 inclusive are conveyed subject to restrictions, covenants and conditions set forth in a deed from John Boyle O'Brien to James G. Whitten dated September 26, 1908, recorded at said Registry of Deeds in Book 836, Page 172.

MAINE REAL ESTATE TAX PAID

BK 16609 PG 252

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said DIVERSIFIED PROPERTIES, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its Vice President thereunto duly authorized this 6th day of August, 2001.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates By: James M. Wolf
Vice President

STATE OF MAINE
CUMBERLAND, SS.

August 6, 2001

Then personally appeared the above-named James M. Wolf, V.P. of DIVERSIFIED PROPERTIES, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

SEAL

Joyce M. Yates
Attorney at Law/Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 AUG -7 PM 2:38

CUMBERLAND COUNTY

John B. Quinn

JOYCE M. YATES

NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 16, 2003