

381-A-12

Inspections Services

William D. Giroux
Zoning Administrator



CITY OF PORTLAND

November 18, 1994

RE: 148 Summit Street

Mr. Malcolm R. Brewer
148 Summit Street
Portland, ME 04103

Dear Mr. Brewer,

As you know, at its meeting of November 17, 1994, the Board of Appeals voted to deny your request for a change of use at the above-named property from single family to single family with an in-law apartment.

A copy of the Board's decision is enclosed.

Sincerely,


William D. Giroux
Zoning Administrator

/el
Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer
Marge Schmuckal, Asst. Chief of Inspection Services

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL

DECISION

Name and address of applicant: Malcolm R. & Patricia Brewer

148 Summit St. Portland

Location of property under appeal: 148 Summit St.

For the Record

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

Malcolm Brewer (P)

Mrs Brewer (P)

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

Findings of Fact

1. The proposed conditional use is (circle one) not permitted under Section 14-78 of the Zoning Ordinance, for the following reason(s):

7-0

2. The proposed conditional use does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

no 5-2 - 7550 of flood space

3-A. There are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):

6-1

3-B. There will/will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):

?

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

?

Conclusion*

After public hearing on 11/17/94, and for the reasons above-stated, the accompanying application is hereby (check one)

granted

granted subject to the following condition(s):

denied. S-2

Dated: 11/17/94


Secretary of the Board

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

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 148 Summit St Summit St Owner: Malcom R. Brewer Lease/Buyer's Name:		Phone: 797-8506 Business Name:	Permit No:
Contractor Name: self Past Use: single family	Address: 91 Bell St. Portland 04103 Proposed Use: single family with in-law apartment	Phone: 797-7534 COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	Permit Issued: 25.00Bldg. Permit
Proposed Project Description: <u>CONDITIONAL USE</u> To construct addition for in law apartment 10 sets of plans submitted This will not increase footprint. existing barn to be used Applied For: October 6, 1994	Signature: _____ Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Signature: _____	Zone: CBL: Zoning Approval:
Permit Taken By: LATINI		Signature: _____ Date: _____	Special Zone or Review: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan req <input type="checkbox"/> minor <input type="checkbox"/> none <input type="checkbox"/> Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.		Signature: _____ Date: _____	Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit		Signature: _____ DATE: 10-6-94	Date: _____
SIGNATURE OF APPLICANT: <i>Malcolm R. Brewer</i>		ADDRESS: 335 <i>Shannon St</i>	PHONE: 797-5067
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		ADDRESS:	PHONE:

APPEAL DENIED 11/17/94

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

October 28, 1994


RE: 148 Summit Street

Mr. Malcolm R. Brewer
148 Summit St.
Portland, ME 04103

Dear Mr. Brewer,

As you know, at its meeting of October 27, 1994, the Board of Appeals voted to table your Conditional Use Appeal requesting permission to create an in-law apartment in an existing barn/shed at 148 Summit Street. This appeal will now be heard at the next meeting of the Board of Appeals on November 17, 1994.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer