

July 30th, 2015

**To:** City of Portland Zoning Board of Appeals

**Referencing:** 2065 Washington Ave. Ext. Portland, ME 04103

**From:** Ann Burrill

207 232-3788

2065 Washington Ave. Ext. Portland ME 04103

Dear Zoning Board of Appeals,

I am writing regarding the house I have owned at 2065 Washington Ave. Ext, for the past 10 years. When I purchased the house, it had an apartment over the garage. For years based on Tax Assessor information, I believed the house to be a two-unit. I have just become aware that it is not regarded as such.

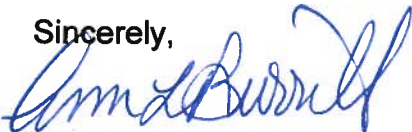
I am submitting a Conditional Use Appeal Application to obtain a conditional use permit for the existing apartment within the home to be treated as an "Accessory Dwelling Unit". No alterations are being made to the existing floor plan/footprint.

The apartment meets the square footage minimums at 650 sq ft. and percentage of the gross floor plan (2721 sq. ft.) at 24%. The property is .35 acre. The parking lot is paved and has space available for the house and the apartment, and off-street parking will be covered in the lease.

The intended use of the existing "Accessory Dwelling Unit" is as a residential rental for one or two people. No surrounding properties will be impacted. No unsanitary or harmful conditions will be created.

I thank you for your consideration, and I am hopeful that you will be able to grant this conditional use. Please contact me if I can clarify or provide any additional information.

Sincerely,



Ann L. Burrill

207 232-3788

burrill.ann@gmail.com



Jeff Levine, AICP, Director  
Planning & Urban Development Department

Ann Machado  
Zoning Administrator

### CITY OF PORTLAND ZONING BOARD OF APPEALS

### Conditional Use Appeal Application

**Applicant Information:**

ANN BURRILL

NAME

N/A

BUSINESS NAME

2065 Washington Ave Ext Portland ME

BUSINESS ADDRESS

207-232-3788 / burrillann@gmail.com 04103

BUSINESS TELEPHONE & E-MAIL

OWNER

APPLICANT'S RIGHT/TITLE/INTEREST

R2

CURRENT ZONING DESIGNATION

**Subject Property Information:**

2065 Washington Ave Ext. Portland ME

PROPERTY ADDRESS

CHART/BLOCK/LOT (CBL)

same

PROPERTY OWNER (If Different)

same

ADDRESS (If Different)

PHONE # AND E-MAIL

14-78

CONDITIONAL USE AUTHORIZED BY

SECTION 14- 78 - 2a thru 2g

**EXISTING USE OF THE PROPERTY:**

Single family home with existing apartment over the garage. Has been in place for many years and prior to my purchase in 2005.

**TYPE OF CONDITIONAL USE PROPOSED:**

To acquire conditional use permit to use the existing apartment as an accessory 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. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the 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.

Ann L. Burrill

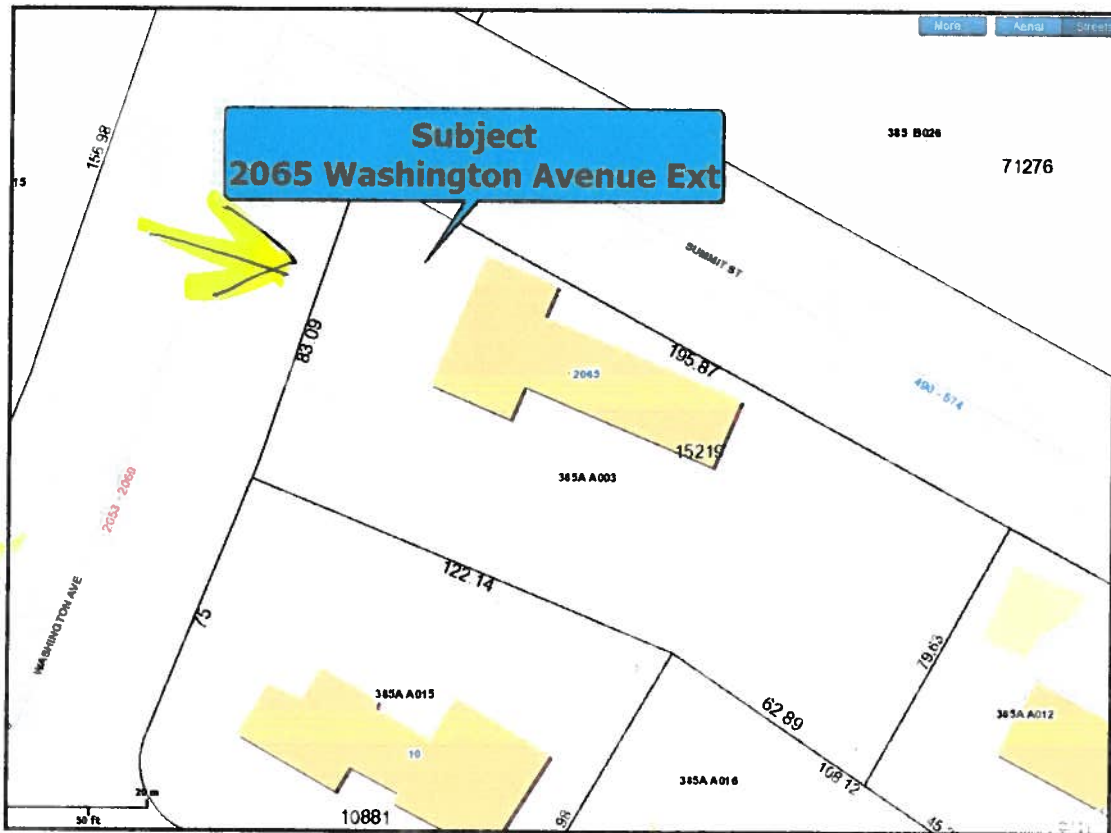
SIGNATURE OF APPLICANT

7/30/2015

DATE

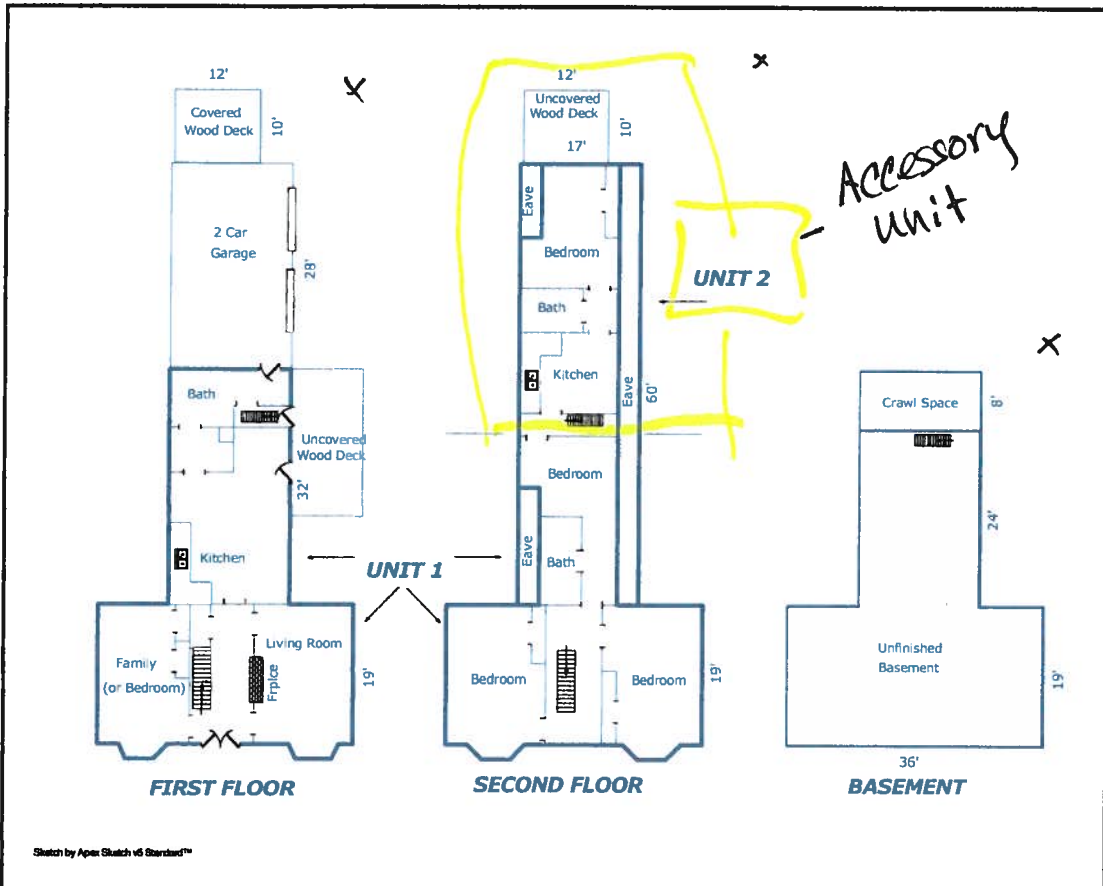
### Plat Map

Borrower/Client	Ann L. Burrell			
Property Address	2065 Washington Avenue Ext			
City	Portland	County	Cumberland	State ME Zip Code 04103
Lender	Auburn Savings			



### Building Sketch

Borrower/Client	Ann L. Burrill				
Property Address	2065 Washington Avenue Ext				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender	Auburn Savings				



Comments:

#### AREA CALCULATIONS SUMMARY

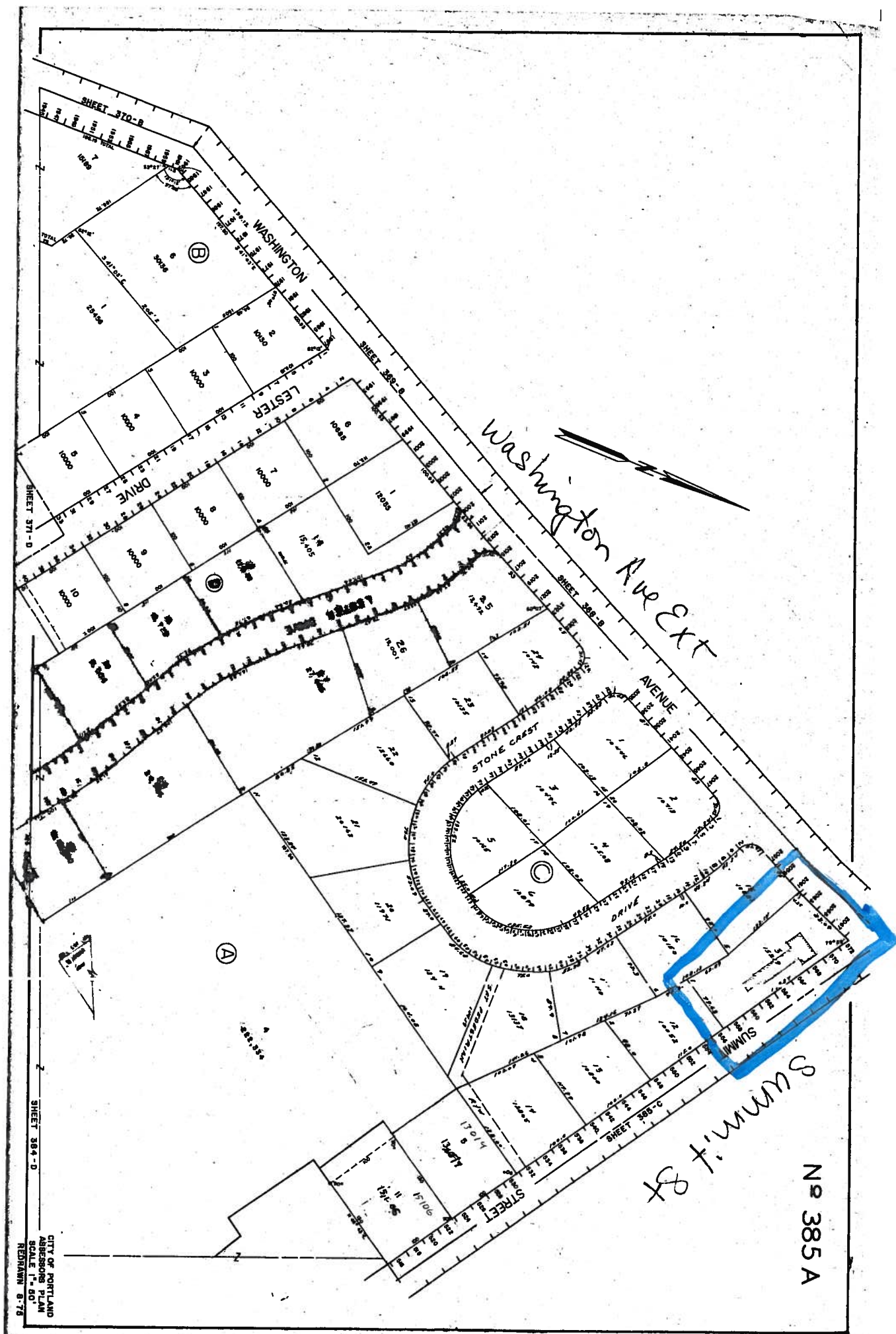
Code	Description	Net Size	Net Totals
GBA1	First Floor	1251.00	
	First Floor	1728.00	2979.00
GBA2	Second Floor	-30.00	
	Second Floor	-48.00	
	Second Floor	-180.00	-258.00
BSMT	Basement	1092.00	1092.00
GAR	Garage	476.00	476.00
OTH	deck	120.00	
	deck	200.00	
	crawlSpace	136.00	
	deck	120.00	576.00

#### BUILDING AREA BREAKDOWN

Breakdown		Subtotals
<b>First Floor</b>		
0.5 x	2.0 x	1.0
	32.0 x	17.0
	1.0 x	2.0
0.5 x	19.0 x	36.0
0.5 x	1.0 x	2.0
	5.0 x	2.0
	4.0 x	2.0
0.5 x	2.0 x	2.0
0.5 x	2.0 x	2.0
	60.0 x	17.0
0.5 x	2.0 x	2.0
	19.0 x	36.0
0.5 x	2.0 x	2.0
	4.0 x	2.0
	4.0 x	2.0
0.5 x	2.0 x	2.0
<b>Second Floor</b>		
	3.0 x	10.0
	3.0 x	16.0
	3.0 x	60.0

Net BUILDING Area (rounded) 2721 19 Items (rounded) 2721





Washington Ave Ext

Summit St

No 385A

CITY OF PORTLAND  
ENGINEERS  
SCALE 1" = 40'  
REVISION 8-78

SHEET 384-D

SHEET 371-D

SHEET 370-B

SHEET 382-B

SHEET 382-B

SHEET 382-B

SHEET 370-B

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

SHEET 371-D

### Subject Photo Page

Borrower/Client	Ann L. Burrell						
Property Address	2065 Washington Avenue Ext						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender	Auburn Savings						



#### Subject Front

2065 Washington Avenue Ext  
Sales Price N/A  
Gross Living Area  
Total Rooms 9  
Total Bedrooms 5  
Total Bathrooms 3  
Location Suburban  
View Neighborhood  
Site 15,219 sf  
Quality Avg-Gd  
Age 172



#### Subject Rear



#### Subject Street



### Photograph Addendum

Borrower/Client	Ann L. Burrell						
Property Address	2085 Washington Avenue Ext						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender	Auburn Savings						



Accessory Unit \*  
Bedroom



\*  
Bedroom



\*  
Bathroom



\*  
Bathroom



\*  
Monitor heat (Unit 2)



\*  
Hall

### Photograph Addendum

Borrower/Client	Ann L. Burrell				
Property Address	2065 Washington Avenue Ext				
City	Portland	County	Cumberland	State	ME
Lender	Auburn Savings				
				Zip Code	04103

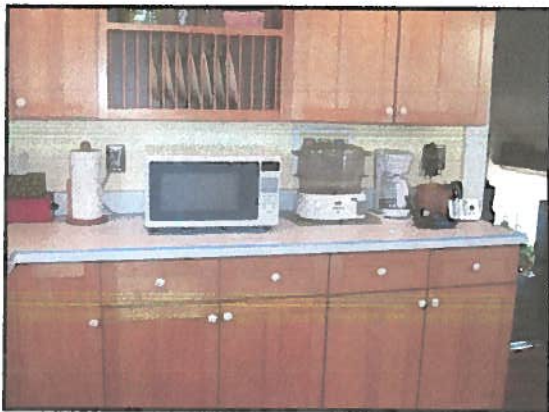


\* Living Room



\* Kitchen

Accessory Unit\*



\* Kitchen



\* Dining



Furnace



Oil Tank



**WARRANTY DEED**  
(Maine Statutory Short Form)

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, Geraldine J. Powell of Portland, County of Cumberland, and the State of Maine, for consideration paid, GRANT to Ann Louise Burrill of Portland, County of Cumberland, and the State of Maine, whose mailing address is 57 Leland Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

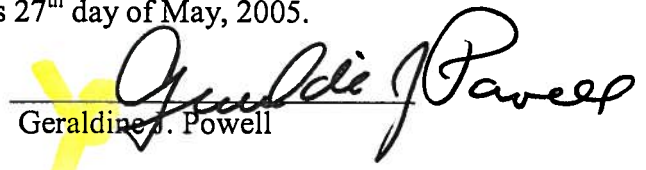
A certain lot or parcel of land with any buildings thereon, situated in Portland, County of Cumberland and State of Maine, at the intersection of the southeasterly sideline of Washington Avenue and the southwesterly sideline of Summit Street and being Lot No. 1 on Plan of Fieldstone prepared for Kasprzak, Inc. by Land Plan Associates recorded in the Cumberland County Registry of Deeds in Plan Book 139, Page 31. Reference is hereby made to said Plan for a more particular description of the within conveyed parcel.

Meaning and intending to convey the same premises conveyed to Geraldine J. Powell and Thomas A. Powell by virtue of a deed from Catherine C. O'Rourke dated March 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16141, Page 31. The said Thomas A. Powell died on January 1, 2005, leaving Geraldine J. Powell as surviving joint tenant.

MAINE REAL ESTATE TAX PAID

Witness my hand and seal this 27<sup>th</sup> day of May, 2005.

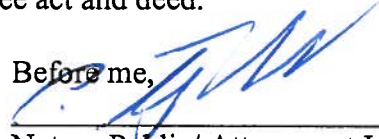
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Geraldine J. Powell

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

May 27, 2005

Then personally appeared before me the above named Geraldine J. Powell and acknowledged the foregoing instrument to be her free act and deed.

Before me,   
\_\_\_\_\_  
Notary Public/ Attorney at Law

**C. TRENT GRACE**  
Notary Public, Maine  
My Commission Expires February 6, 2008

Received  
Recorded Register of Deeds  
May 31, 2005 03:23:03P  
Cumberland County  
John B O'Brien